

Telford & Wrekin

C O U N C I L

SUSTAINABILITY APPRAISAL

**ADOPTED CORE STRATEGY
DEVELOPMENT PLAN DOCUMENT**

November 2007

SUSTAINABILITY APPRAISAL

ADOPTED CORE STRATEGY DPD

November 2007

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CONTENTS PAGE

1	INTRODUCTION AND OUTCOMES	Page 3
1.1	Non-Technical Summary	
1.2	Difference the Process has Made to Date	
2	APPRAISAL METHODOLOGY	Page 11
2.1	Approach Adopted to the Sustainability Appraisal	
2.2	When the Sustainability Appraisal was Carried Out	
2.3	Who Carried Out the Sustainability Appraisal	
2.4	Who was Consulted, When and How	
2.5	Difficulties and Uncertainties Encountered	
3	BACKGROUND	Page 18
3.1	Purpose of the Sustainability Appraisal	
3.2	Core Strategy Objectives and Contents	
3.3	Compliance with SEA Directive	
4	SUSTAINABILITY OBJECTIVES	Page 22
4.1	Links to Other Plans and Programmes	
4.2	Links within the Local Development Framework Documents	
4.3	Baseline Information	
4.4	Main Social, Economic and Environmental Issues Identified	
4.5	The Sustainability Appraisal Framework	
5	APPRAISAL OF PREFERRED OPTIONS REPORT	Page 35
5.1	The Strategic Options	
5.2	Telford	
5.3	Newport	
5.4	Rural Area	
6	APPRAISAL OF SUBMISSION CORE STRATEGY	Page 50
6.1	Appraisal of Objectives	
6.2	The Social Environmental and Economic Effects of the Policies and Suggested Mitigation Measures	

FIGURES

1: Changes to Core Strategy as a Result of Sustainability Appraisal	Page 10
2: The Range of Sustainability Appraisal Responses	Page 12
3: Example of a Comparison of the Sustainability Appraisal Objectives with the Plan Policies	Page 13
4: The Development Plan Document Preparation Process	Page 14
5: Compliance with SEA Directive	Page 21
6: The Local Development Framework Documents	Page 23
7: Sustainability Issues Facing the Borough	Page 29
8: Sustainability Appraisal Objectives and Indicators	Page 33

APPENDICES: AVAILABLE AS A SEPARATE TECHNICAL DOCUMENT

A:	A Blank Sustainability Appraisal Matrix
B:	Responses to the Sustainability Appraisal Scoping Report Consultation
C:	Representations on the sustainability Appraisal Preferred Options Report
D:	Relevant Plans and Programmes
E:	Matrix of Compatibility of Sustainability Objectives
F:	Sustainability Appraisal of Core Strategy Preferred Options Report – Objectives and Options Report and Matrix
G:	Sustainability Appraisal of Core Strategy Submission Document – Objectives Report and Matrix
H:	Sustainability Appraisal of Core Strategy Submission Document – Policies Report and Matrix

1.0 INTRODUCTION AND OUTCOMES

1.1 Non-Technical Summary

- 1.1.1 Telford and Wrekin Council is working towards producing a Local Development Framework (LDF). This framework will contain a series of documents which will set out policies for spatial planning in the Borough to 2016.
- 1.1.2 The aim of the Local Development Framework is to promote sustainable development. This means balancing social, environmental and economic needs both now and in the future within the LDF. To help ensure that the Local Development Framework documents are sustainable, a Sustainability Appraisal (SA) has been undertaken and has incorporated the legal requirements of the “Environmental Assessment of Plans and Programmes Regulations 2004”. This Non-technical Summary sets out the findings of the assessment process.

Key Development and Sustainability Issues

- 1.1.3 The new LDF must deliver national and regional strategies and help achieve the ambitions of the local community. As a spatial plan it must tackle the development issues of each relevant strategy. At the same time consideration must be given to the physical makeup of the Borough, in particular the current urban form in Telford stemming from its new town origins. The key development and sustainability issues for the Borough have been identified and explored over the last few years through a series of focus groups and workshop sessions.
- 1.1.4 The key development issues for the Borough are:
- Regeneration
 - Telford Town Centre
 - Newport and District Centres
 - Economic Development
 - Access
 - Neighbourhoods
 - Natural and Built Environment
 - Waste
- 1.1.5 The main sustainability issues identified for the Borough include high car use, the need to protect the natural environment and cultural heritage and the high rate of housing growth and the need to balance that growth with jobs and services.

The Core Strategy

- 1.1.6 The Core Strategy will be the first document to be adopted in the new LDF for the Borough. Figure 6 details the documents within the Borough’s LDF. The Core Strategy is especially important as it sets out a clear spatial vision for

the sustainable development of the Borough to 2016. The Core Strategy has been developed taking into account the requirements of a wide range of documents, from an international to a local level. The Core Strategy aims to assist in the resolution of the key development issues within the Borough. The combination of these requirements has led to the development of the Core Strategy Spatial Objectives based on the Community Strategy Ambitions of:

- An Economy that is diverse, dynamic, competitive and successful
- A Community that is healthy, cared for and well housed
- A Community that feels safe and protected
- A Place that is attractive, vibrant and with a high quality sustainable environment
- A Community that is strong and socially inclusive
- A Community that is well educated and skilled.

1.1.7 The Spatial Objectives focus on delivering the Spatial Development Vision for the Borough; more detailed objectives will be contained in the other Development Plan Documents (DPD's) that make up the LDF.

The Sustainability Appraisal

1.1.8 Early consultation on the issues and options for the review of the Wrekin Local Plan was undertaken in the summer of 2004. Five workshops events were held across the Borough involving a wide range of individuals, organisations, Council members, Parish Councillors, developers and stakeholders. A wide range of sustainability issues were considered and incorporated at this stage.

1.1.9 The investigative work for the Scoping Report took place in early 2005 during which time the baseline information was gathered and the relevant plans and programmes influencing the process were identified and analysed. The Sustainability Framework was also established during this period. The Scoping Report which presented the information and analysis work was published in May 2005. To complete the SA of the Core Strategy baseline data was needed; this was collected by the Council, and is contained in the Scoping Report. This data details the social, economic, environmental and sustainability issues that affect the Borough. The Sustainability objectives for the Sustainability Appraisal were developed using the baseline information and through consultation with internal and external organisations.

1.1.10 The SA work on the Preferred Options Report (POR) was conducted in the summer of 2005 and a report outlining the work was published in September 2005 alongside the POR. The SA work on the submission document commenced in January 2006 and continued through to the submission of the Core Strategy DPD in October 2006.

1.1.11 A Sustainability Matrix was used in order to assess all objectives, options and policies to determine whether they accord with the Sustainability Objectives. In most cases due to the complex nature of the objectives, options and policies and the different development scenarios that each provide, it is not

possible simply to say that they either accord or are in conflict, thus a range of responses have been recorded. All Core Strategy Objectives, Options and Policies were assessed against the sustainability objectives to determine whether they accord or are in conflict. Mitigating measures that may need to be applied in order to address the sustainability issues were identified.

1.1.12 The Sustainability Objectives were compared with each other and the Core Strategy objectives to determine whether there are any areas where the objectives conflict. Identification of these conflicts meant that when assessing Core Strategy Policies, possible ways forward to prevent or reduce the conflicts could be found. The results from this assessment (see Appendices E and F) indicated that most of the objectives were compatible with each other, or had a neutral effect. The main area where objectives are not compatible is the issue of the efficient use of land and property. This is a difficult topic to assess policies against without specific properties or areas of land identified.

Mitigation Measures

1.1.13 In identifying the possible effects of implementing the Core Strategy, mitigation measures have been suggested to limit the negative impacts. Mitigation measures have, for the main part, taken one of three forms. Firstly, amendments suggested to the wording of a policy can prevent predicted negative impacts altogether or reduce the severity of impacts that cannot be prevented. Secondly, the predicted negative impacts of one policy can be mitigated for in the wording of another policy. Finally, elements suggested for inclusion in other LDF documents will further define exactly how the Core Strategy will be implemented. This is particularly important where the broad nature of the Core Strategy leaves its intentions open to interpretation. The Development Control DPD will be fundamental to delivering mitigation measures. Other key documents are the LDF's six Supplementary Planning Documents (SPD's) and other DPD's, especially 'Reducing the Carbon Burden' and 'Design Guide' SPD's. Below is a summary of the measures recommended for various DPD's as a result of the Sustainability Appraisal:

1.1.14 Core Strategy DPD

- Investment should be carefully balanced between the town and district centres to ensure the vitality of each
- Preference should be given to development concentrated around existing and newly created key service centres
- Good pedestrian / cycle / public transport links should connect communities with key services and employment opportunities. This is valid in all locations. In Newport it applies significantly to employment opportunities and the town centre
- Crime related barriers to sustainable forms of transport should be addressed
- Preference should be given to the retention / renovation of the existing built environment over demolition / relocation
- Small (as well as large) scale regeneration should be included in policies.
- Opportunities to create community based enterprise should be recognised

- Community facilities should be defined to ensure that all amenities are covered by relevant policies
- The value of sites to the community / wildlife should be assessed prior to allocation / development. A sites primary function may be extremely difficult to replace
- It should be recognised that while open space should be offered some protection, there are instances where the site has a negative or no value to the community. The policy should be adjusted to ensure that such land is not offered such stringent protection
- The wildlife value of many of the Borough's brownfield sites should be recognised
- New open space should compliment the built environment, not fragment existing communities (i.e. permeability and safety)
- Recognition of the role of green open space in terms of 'green lungs' and storm water retention functions
- Greenfield sites should be assessed prior to development, in terms of value to the community.
- The fragmentation of communities or habitats by major transport routes should be avoided
- In Newport particular attention should be given to creating, enhancing and improving access to open space and the natural environment

1.1.15 Development Control DPD

- Energy efficiency requirements
- Waste management during construction
- Efficient use of natural resources
- Long lasting adaptable homes to retain affordability and appropriateness.
- Developments should take the need to be adaptable to future climate change into account

1.1.16 Design Guide SPD

- District heating / energy opportunities should be investigated at the very early stages of larger developments.
- Sustainable Urban Drainage & other measures to reduce the risk of flooding
- Waste management during the operation of the development
- Long lasting adaptable homes to retain affordability and appropriateness.
- Developments should take the need to be adaptable to future climate change into account
- High quality design

1.1.17 Green Spaces SPD

- The wildlife value of many of the Borough's brownfield sites should be recognised
- Sustainable Urban Drainage and other measures to reduce the risk of flooding
- The value of sites to the community / wildlife should be assessed prior to allocation / development. A sites primary function may be extremely difficult to replace

- New open space should compliment the built environment, not fragment existing communities (permeability and safety)
- Recognition of the role of green open space in terms of 'green lungs' and storm water retention functions
- Greenfield sites should be assessed prior to development, in terms of value to the community.
- The fragmentation of communities or habitats by major transport routes should be avoided
- In Newport particular attention should be given to creating, enhancing and improving access to open space and the natural environment

1.1.18 Reducing the Carbon Burden SPD

- Renewable energy
- Energy efficiency requirements
- Efficient use of natural resources
- Long lasting adaptable homes to retain affordability and appropriateness.
- Developments should take the need to be adaptable to future climate change into account

1.1.19 Central Telford Area Action Plan DPD

- Recognition that the evening economy may impact on existing economy in district centres
- Central Telford Area Action Plan should be explicit about specifying sustainable design and construction techniques and materials. For whole site and individual buildings during both construction and operation
- Definition of cultural and social facilities – for example doctors / spaces for faith groups etc.
- Adaptable buildings
- Mitigation for loss of amenity / wildlife areas as a result of development in the town park
- Investment should be carefully balanced between the town and district centres to ensure the vitality of each

Consideration of Significant Effects

1.1.22 Once the individual and joint impacts of the policies in the Core Strategy had been identified, it was possible to decide what the effects were likely to be. As well as delivering jobs and housing the Core Strategy takes into account the wider needs of the community such as ease of access to jobs, schools, health services and other facilities across the Borough. In the design of new areas and the redevelopment or regeneration of older areas the Core Strategy focuses not just on the physical form but on the way in which these areas operate to ensure an attractive, functioning and safe environment. However there is concern that certain environmental matters (e.g. water management) have been relegated to the Reasons and Justification section of policies rather than being explicitly mentioned in the policy.

1.1.23 The detailed effects of the Core Strategy will be easier to predict once the other DPD's and SPD's have been produced. Until then the SA carried out on

the Core Strategy has been based on the assumption that recommendations resulting from the SA will be contained in the appropriate DPD's and SPD's. As the Core Strategy is one of the first DPD's to be produced, issues raised and mitigating measures suggested in this Sustainability Report are at risk of being unrelated to the measures contained in the accompanying DPD's and SPD's when they are produced.

Monitoring

1.1.24 The LDF Annual Monitoring Reporting process has been developed to ensure the LDF is monitored against the aim of delivering sustainable development. The report includes a complete list of baseline data for each indicator along with suggested benchmarks and targets and can be viewed on the Council website. Suitable benchmarks allow changes in indicators to distinguish changes resulting from factors not controlled or influenced by the plan. The extent to which the Core Strategy is contributing to the achievement of Sustainability Objectives will be monitored and reported on annually in this report. Further monitoring contained within the LDF Annual Monitoring Report is necessary to assess the accuracy of predictions of sustainability effects of the Core Strategy and to highlight any unpredicted adverse effects.

1.2 Difference the Process Has Made to Date

1.2.1 The Council embarked on early community engagement for the issues and options stage of the Core Strategy in June 2004 before the draft ODPM guidance on SA's was published. However, sustainability issues were addressed during the visioning workshops conducted at this stage. For example the 'key issues and options' workshops addressed the issue of accessibility and how dependency on car travel could be reduced and managed.

1.2.2 Sustainability issues were also discussed between officers at the issues and options stage of the production of the Core Strategy DPD. The sustainability issues and the potential effects of the proposed options were considered in the short, medium and long term. Possible secondary, cumulative, synergistic, positive, negative, temporary and permanent effects of the proposed options were also taken into account by officers during the decision making process. In addition a cross party working group with delegated powers to progress the LDF was established and ensures that sustainability principles are addressed by the LDF. Policy officers have also taken into consideration the objectives of local, regional, national and international plans and programmes. These have been identified in the Scoping Report produced as part of the SA process.

1.2.3 The Preferred Options were developed from the Issues and Options identified in the visioning workshops and wider internal and external consultation undertaken at that time. The Preferred Options Report Sustainability Appraisal was considered by the policy officers and a number of amendments were made to the POR document at that point. In some cases

the policy officer has been unable to follow the recommendation of the Sustainability Appraisal due to other strategic issues, wider factors and data which has been made available at a later date.

- 1.2.4 The Preferred Option Report SA went out for consultation alongside the Core Strategy Preferred Option Report. Although representations were invited on the SA report itself, it was also a technical document to assist those wishing to make a representation on the Preferred Options Report. In response to the consultation on the Core Strategy Preferred Option Report the Council received over 700 representations, which can be viewed at Darby House Council Offices.
- 1.2.5 Policy writers have used the SA work undertaken, alongside representation made on Preferred Option Report and any further information gathered, to determine the content of the objectives, options and policies. It is important to appreciate that greater weight may be given to one particular aspect of the SA than another. This may be because the Borough is experiencing a particular problem around one topic area which is considered to be important enough to override other concerns identified. Many issues, although identified in the SA as being potentially negative are more suitably addressed at a different level of the LDF process.
- 1.2.6 As the Preferred Options Report was developed into a submission document the policies and objectives were appraised at a number of stages. Appraisals of draft policies and objectives were ongoing. Figure 1 shows examples of how social, environmental and economic problems were considered in developing the policies and proposals.

Figure 1 Changes to Core Strategy as a Result of SA

Policy	Issue Identified in SA	Remedial Measure in Submission Document
Sustainable Development Principles	Need to add 'flood risk areas' to bullet point 4.	'Flood risk areas' added to bullet point 4.
Regeneration	Need to mention the importance of sustainable construction methods.	Sustainable construction methods included in spatial development strategy reason justification
Social Inclusion and Accessibility	Need to mention safety of all forms of sustainable travel	Safety issue now expanded to include other sustainable modes of travel
Open Space	Need to include the words 'and enhance' in the policy	Words 'and enhance' added to the policy
Open Space	Not all open space is of equal value to the community; the policy as worded may stifle development	Issue addressed in the reasoned justification for 'open space' policy

	unnecessarily	
Newport	Need to mention transport link between Newport and Telford	Transport link included in reason justification for accessibility and social inclusion policy
Homes	The SPD on carbon burden needs to be mentioned. 'Adaptability' of homes (to ensure longevity) should be added.	Carbon Burden SPD mentioned in urban design policy 'Adaptability to be covered in SPD's
Urban Design	No mention of sustainable design and construction	Reference included in the reasoned justification for 'Natural Environment and Resources' policy
Waste	Need to delete 'integrated network' from policy	'Integrated network deleted

2.0 APPRAISAL METHODOLOGY

2.1 Approach Adopted to the SA

- 2.1.1 The Office of the Deputy Prime Minister's guidance paper 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks' (Nov 2005) has been used to guide the method of appraisal undertaken for the Borough of Telford & Wrekin LDF.
- 2.1.2 The methodology set out in the guidance identifies a number of stages within the process:
- Stage A:** Setting the context and objectives, establishing the baseline and deciding on the scope.
- Stage B:** Developing and refining options and assessing effects.
- Stage C:** Preparing the Sustainability Appraisal Report.
- Stage D:** Consulting on the preferred options of the DPD and SA Report
- Stage E:** Monitoring the significant effects of implementing the DPD
- 2.1.3 The Scoping Report represents Stage A of the above methodology and can be viewed at www.telford.gov.uk or at the Council Offices at Darby House. This report represents stage B, C and D of the methodology. Stage E is included in the LDF Annual Monitoring Report.
- 2.1.4 The set of Sustainability Objectives and associated indicators form the Sustainability Framework that will be used for appraisals of all relevant documents that form the Borough of Telford & Wrekin LDF. The full set of Sustainability Objectives and Indicators are set out in Figure 8 of this report.
- 2.1.5 All Core Strategy Objectives, Options and Policies will be assessed against the Sustainability Objectives to determine whether they accord or are in conflict. Mitigating measures that may need to be applied in order to address sustainability issues are identified.
- 2.1.6 The aim of the SA is to assist in the development of LDF policies and the identification of sites which deliver sustainable development and as such is a mechanism that should be viewed as adding value to the process. Its purpose is not to 'grade' the LDF as to whether it is good or bad, with respect to sustainable development. The SA is a tool by which potential negative impacts can be highlighted so that appropriate mitigation measures can be identified and implemented.
- 2.1.7 It is acknowledged that there may be instances where a proposed plan or objective may have a negative impact on one or more of the sustainability objectives and that there is no appropriate mitigation action that can be implemented. In these instances consideration needs to be given to the

potential to compensate for these negative impacts elsewhere within the development.

2.1.8 This section of the report sets out how appraisals are undertaken and how the results are recorded and displayed. The Sustainability Matrix was used in order to assess all objectives, options and policies at all levels of detail to determine whether they accord with the Sustainability Objectives. In most cases due to the complex nature of the objectives, options and policies and the different development scenarios that each provide it is not possible simply to say that they either accord or are in conflict therefore a range of responses have been recorded including:

Figure 2: The range of SA responses

Formal Response	Meaning
Positive Compatible	The plan objective supports the Sustainability Objective and no changes are required
Potentially Positive	Plan Objectives may be sustainable given certain provisos as set out in detail in the SA reports
Neutral	There is no relationship between the plan objectives and SA Objectives / the plan objective has both negative and positive outcomes which balance
Possible Negative	Where the Plan objective conflicts with the Sustainability Objective. Recommendations for changing the Plan objective are made in detail in the SA reports
Unknown	There is insufficient information available to appraise the Objective

2.1.9 All objectives, options and policies will be assessed and will be given a classification which relates to one of the above results. These results are then recorded in two formats.

2.1.10 The first format of assessment presents a clear picture of the appraisal of the objectives, options and policies in comparison with the SA objectives using a compatibility matrix. An example of a blank compatibility matrix is set out in Appendix A.

2.1.11 The compatibility matrices are used to assess whether an objective, option or policy has a compatible or conflicting relationship with a sustainability objective. These results are recorded in the matrix.

2.1.12 In order to supplement the results of the initial appraisal in the compatibility matrices, details of why results are recorded are set out in report format. Figure 2 is an example of the matrix method of analysis;

Figure 3: An Example of a Comparison of the SA objectives with the Plan Policies

Plan Objective	Sustainability Objectives		
	SA Objective 1' Meet local housing demand'	SA Objective 2	SA Objective 3
Plan Objective 1 e.g. to deliver housing that meets unmet demand'	Possible Negative	Possible Negative	Unknown
Plan Objective 2	Positive Compatible	Unknown	Possible Negative
Plan Objective 3	Unknown	Positive Compatible	Positive Compatible

2.1.13 As demonstrated in the table above, where an example plan objective seeks 'to deliver housing that meets unmet demand', whilst Sustainability Objective 2 'aims to meet local housing demand' the compatibility matrix may record a result of possible conflict. This result may be due to the fact that demand does not directly link to actual local need as identified in the housing needs survey. The SA Report can then highlight that the plan objective should be reworded to say 'to deliver housing that meets local need as identified in the Borough's housing needs survey.

2.1.14 This recommendation can be used to influence changes in the plan objective and can be formally adopted as part of the LDF.

2.1.15 It is recognised that in some instances the effect of plan objectives, options and policies can have different impacts depending on how they fit into a wider strategy. Throughout all appraisals these considerations will be made and referenced where appropriate in the report format.

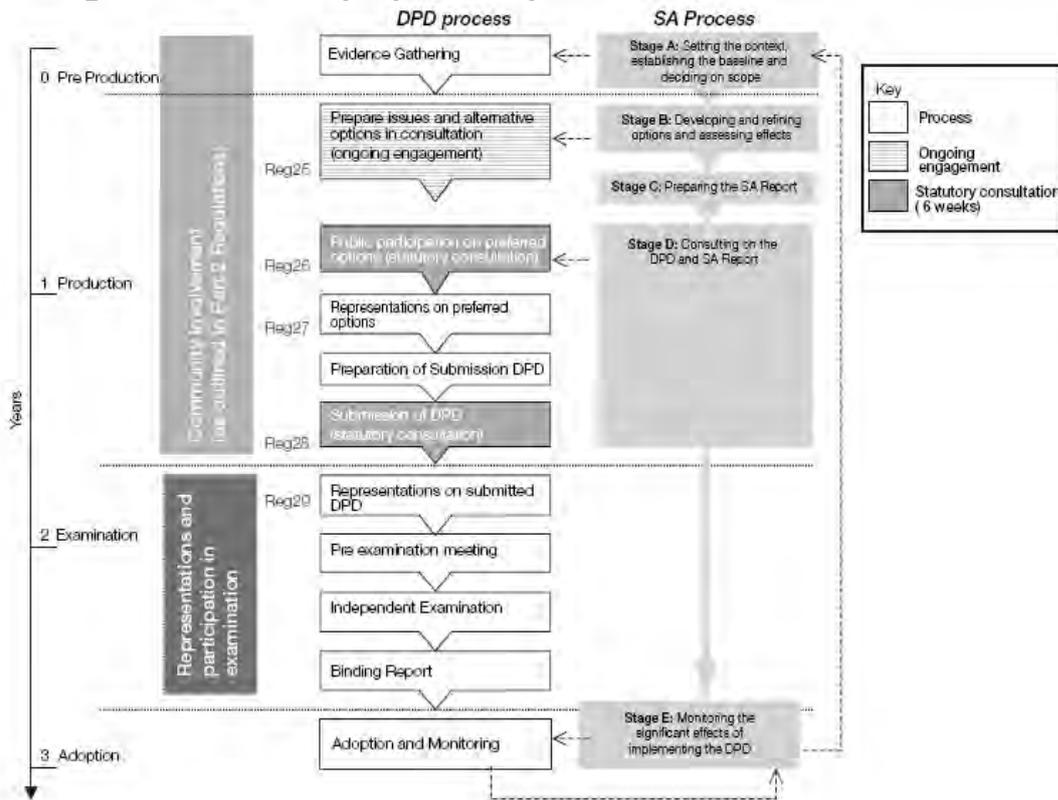
2.1.16 The scenarios 'business as usual' and 'no plan' have been used as a basis for comparison when assessing the policies and objectives against the SA objectives. When assessing the options comparisons with the other options have been made as a basis for assessment.

2.1.17 In most instances the results are related to timescales of the plan objectives, options and policies. Where possible, if effects on achieving sustainable development through a proposal or objective may change over time, this has been identified in the report.

2.2 When the SA was Carried Out

2.2.1 The SA is an on-going process which feeds into the development of objectives, options and policies throughout the production of the DPD. Figure 4, below, shows when the SA work was carried out in relation to the DPD production process.

Figure 4: The DPD preparation process



Source; ODPM (now DCLG) Guidance 2005.

2.2.2 The investigative work for the Scoping Report took place in early 2005 during which time the baseline information was gathered and the relevant plans and programmes influencing the process were identified and analysed. The Sustainability Framework was also established during this period. The Scoping Report which presented the information and analysis work was published in May 2005.

2.2.2 The SA work on the Preferred Options Report was conducted in the summer of 2005 and a report outlining the work was published in September 2005. The Core Strategy Preferred Option Report Sustainability Appraisal can be viewed on www.telford.gov.uk or at the Council office at Darby House. The SA work on the submission document commenced in January 2006 and continued through to the submission of the Core Strategy DPD.

2.2.3 In November 2007 the Council received the inspectors report for the Core Strategy DPD. The Inspectors Report found the Core Strategy to be sound to 2016 subject to a number of minor changes. None of these changes were considered to have significant environmental, economic or social implication so no further appraisals were conducted.

2.3 Who Carried Out the SA

- 2.3.1 A group of officers from Council departments including, Environmental Health, Economic Development, Environment & Sustainability, Leisure, Landscape and Transport was set up to consider the development of the Sustainability Objectives. This group was also used to ensure that a good range of indicators were used to demonstrate the progress towards achievement of the Sustainability Objectives and therefore sustainable development.
- 2.3.2 The SA work has been undertaken jointly by Sustainability Officers and Planning Officers from Telford & Wrekin in order to consider and respond to local circumstances. The role of the sustainability officers was to maintain and ensure a balanced view was taken when making assessments of the effects of plans and objectives.

2.4 Who Was Consulted, When and How

- 2.4.1 Community involvement is at the forefront of the new planning process for the development of LDF's. Local Planning Authorities are required under section 18 of the Planning and Compulsory Purchase Act to prepare a Statement of Community Involvement (SCI). The SCI sets out how the community will be involved in the preparation of LDF's and also sets out how the SA process fits into the development of the LDF. Both the planning process and the SA process must involve the community.
- 2.4.2 Early consultation on the issues and options for the review of the Wrekin Local Plan was undertaken in the summer of 2004. Five workshop events were held across the Borough involving a wide range of individuals, organisations, Council members, Parish Councillors, developers and stakeholders. Invites were sent out to more than 400 people on the LDF database of interested parties, an article was included in the Council Insight magazine and a press release was issued the week before the events began. More than 250 people attended the events. A wide range of sustainability issues were considered at this stage although. The topics covered were;
- Development Vision
 - Development Strategy Options
 - Neighbourhoods
 - Accessibility
 - Jobs and prosperity
 - Environment
 - Consultation
- 2.4.3 The Report of Informal Consultation on Issues and Options can be viewed at www.telford.gov.uk or at the Council Offices at Darby House.
- 2.4.4 The SEA Directive (and the Government guidance for SA) requires that authorities with social, environmental and economic responsibilities should be

consulted on the scope and level of detail of information to be included in the SA Report. The SEA Directive sets out four consultation bodies which are:

- The Countryside Agency
- English Heritage
- English Nature
- Environment Agency

2.4.5 In the preparation of the Scoping Report, these four bodies were consulted on a draft set of Sustainability Objectives and their comments have been incorporated into the objectives as set out in this document. Appendix B contains the responses provided by the four environmental bodies.

2.4.6 The initial Core Strategy Sustainability Report was produced and published with the Core Strategy Preferred Options Report. These documents went out for consultation during September/October 2005. The documents were made available to view in all post offices, libraries and Wrekin Housing Trust Shops across the Borough. The documents were also made available on the Council website and in Council Offices.

2.4.7 Information regarding the details of the publications and how to make comments were publicised in a number of magazines and newspapers and exhibitions were held across the Borough. In addition everyone on the LDF database of interested parties received a letter informing them that the documents were now available. Representations made are available to view at the Council offices. Appendix C contains the representations made on the Core Strategy Sustainability Appraisal.

2.4.8 The Core Strategy Submission SA went out for consultation in October 2006. The documents were once again made available to view in all post offices, libraries and Wrekin Housing Trust Shops across the Borough and on the Council website. Articles featuring details of how to comment on the document appeared in local papers and exhibitions were held across the Borough.

2.5 Difficulties and Uncertainties Encountered

2.5.1 The purpose of the Sustainability Appraisal is to identify significant environmental, social and economic effects of Core Strategy DPD. The objectives and policies contained within the Core Strategy are strategic in nature and therefore are broad and cover a wide range of issues. The Core Strategy Objectives and Policies are therefore not easy to define in terms of specific outcomes or effects upon the Borough, making it inherently difficult to assess against a detailed set of Sustainability Objectives and indicators.

2.5.2 As Sustainability Appraisal is concerned with future impacts, it is difficult to predict effects with a high degree of certainty. Unforeseen circumstances may impact on the effects that have been predicted. An example of this is the increase to the growth agenda for the Borough as a result of recently gaining 'City Region' status. The increased growth agenda may have an impact on

the Land Allocations DPD, as there is a strong possibility that those locations which meet the set criteria may be exhausted by the large amount of housing needed which may cause differing criteria to be considered, perhaps to the detriment of the environment.

- 2.5.3 Many of the mitigation measures suggested within the Sustainability Appraisal have related to ensuring conformity with Development Control Policies DPD, Reducing the Carbon Burden SPD, Green Space Strategy SPD or the Design Guide SPD. With the Core Strategy being one of the first DPD's to be produced assumptions have been made about the content of the remaining DPD's and SPD's when carrying out the SA.
- 2.5.4 Sustainable development is a complex issue and can often be interpreted in a number of ways which leads to some subjectivity arising. To combat this, the SA was carried out taking into consideration the regional specifics of the Borough and the policy makers' intended effects of the plan.
- 2.5.5 Within the period of the development and production of the submission Core Strategy DPD the Sustainability Appraisal guidance has changed. This has meant that a different format of appraisal was produced at the Preferred Options Stage.

3.0 BACKGROUND

3.1 Purpose Of the Sustainability Appraisal

- 3.1.1 The Planning and Compulsory Purchase Act 2004 requires local planning authorities, in preparing their Local Development Frameworks, to contribute to the achievement of sustainable development. Sustainable Development has been defined by the Government as being:
- Social progress which recognises the needs of everyone
 - Effective protection of the environment
 - Prudent use of natural resources
 - Maintenance of high and stable levels of economic growth and employment
- 3.1.2 SA is a process and a tool used to ensure that throughout the planning process these four strands including environmental, economic and social considerations are taken into account.
- 3.1.3 The SA process advocated in the Governments guidance 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks' (Nov 2005 ODPM) was used by Borough of Telford and Wrekin to develop a Sustainability Framework for the LDF documents.
- 3.1.4 The purpose of this report is to summarise the SA work undertaken during the production of the Core Strategy DPD up to the submission document stage.

3.2 Core Strategy Objectives and Contents

- 3.2.1 The Core Strategy DPD sets out the long term development vision for the Borough of Telford & Wrekin. It contains the Development Strategy, Spatial Objectives and Strategic Development Policies that will realise the vision in a spatial form.
- 3.2.2 As a strategic document, the Core Strategy DPD will not identify site-specific land allocations. Site specific issues and proposals will be dealt with in other Development Plan Documents.

Development Vision

- 3.2.3 As part of the process of rolling forward and revising the Community Strategy, the Council with its partners Telford & Wrekin Local Strategic Partnership (LSP), have sought to clarify and re-affirm the longer term vision for Telford & Wrekin over the next 15-20 years taking on board community aspirations. The long term vision for Borough is contained within the Spatial Development Vision of the Submission Core Strategy DPD.

Spatial Objectives

- 3.2.4 The role of the LDF is to help deliver the long term development vision for the Borough. To be successful clearly defined and measurable spatial objectives are required to guide its implementation and to enable the monitoring of its achievements.
- 3.2.5 These Spatial Objectives focus on delivering the Spatial Development Vision for the Borough, more detailed objectives are contained in the other Development Plan Documents that make up the Local Development Framework.
- 3.2.6 The Spatial Objectives in the Core Strategy are drawn from the relevant policies and strategies at the national, regional and local levels and the Borough's Community Strategy in particular. The Council has used the Ambitions of the Community Strategy as the starting point to establish a range of Spatial Objectives to deliver the Spatial Development Vision.
- 3.2.7 Each Ambition, listed below, contains a series of Spatial Objectives. The Ambitions are to achieve:
- An economy that is diverse, dynamic, competitive and successful
 - A community that is healthy, cared for and well housed
 - A community that feels safe and protected
 - A place that is attractive vibrant and with a high quality sustainable environment
 - A community that is strong and socially inclusive
 - A community that is well educated and skilled

Spatial Development Policies

- 3.2.8 The Spatial Development Vision and Spatial Objectives will be delivered by a Spatial Development Strategy and supporting strategic policies. Together they will create the development framework that will guide and control future development in the Borough. The framework must give guidance and certainty to investors, developers and the local community alike. At the same time the framework and in particular the development strategy must have the scope and flexibility to be responsive to development issues and proposals that arise in a constantly changing world.
- 3.2.9 The submission Core Strategy contained 17 Spatial Development policies but the Inspector has deleted the Minerals and Waste policies leaving 15 policies in the adopted Core Strategy. The Spatial Development Strategy is the overarching policy which the other policies must conform with.
- Spatial Development Strategy
 - Sustainable Development Principles
 - Regeneration
 - Accessibility and social inclusion
 - Community Facilities

- Open Space
- Central Telford: Policy context
- District and Local Centres
- Newport
- Rural Area
- Homes
- Jobs
- Natural Environment and Resources
- Cultural and built environment
- Design

3.3 Compliance with SEA Directive

- 3.3.1 When preparing Local Development Documents (LDD's), Local Planning Authorities are required to conduct an environmental assessment in accordance with the requirements of the European Directive 2001/42/EC, better known as the Strategic Environmental Assessment (SEA) Directive. The Strategic Environmental Assessment Directive requires that plans should be assessed for their effects on population, human health, material assets, cultural heritage, biodiversity, air, water and soil. The requirement to carry out an assessment of the effects of certain plans and programmes on the environment has been transposed into UK law as the Environmental Assessment of Plans and Programmes Regulations 2004.
- 3.3.2 In addition, to ensure that sustainable development is central to the reformed planning system, Section 39(2) of the Planning and Compulsory Purchase Act 2004 places a duty of Local Planning Authorities to carry out a SA on all LDD's.
- 3.3.3 The aims and processes of SEA and SA are similar and therefore the Government has integrated the requirements for SEA into the requirements for SA, as laid out in the guidance issued by the Office of the Deputy Prime Minister. For ease of use this document refers to both processes as a Sustainability Appraisal. Figure 4, below, sets out where the specific requirements of the SEA Directive have been met by this report.

Figure 5: The SEA Directive's Requirements

<p style="text-align: center;">THE SEA DIRECTIVE'S REQUIREMENTS</p> <p>Preparation of an environmental report: taking into consideration current knowledge and methods of assessment, the content and level of detail of the plan, its stage in the decision making process, and the extent to which certain matters are more suitably assessed at different levels, the information to be given in the report is:</p>	<p style="text-align: center;">WHERE / HOW COVERED</p>
<p>An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;</p>	<p>Sections 3 and 4</p>
<p>The relevant aspects of the current state of the environment and the likely evolution without implementation of the plan or</p>	<p>Section 4</p>

programme;	
The environmental characteristics of areas likely to be significantly affected;	Section 4
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Section 4
Any existing environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation:	Section 4 and Appendix D
The likely significant effects on the environment, including short, medium and long-term, permanent and temporary, positive and negative effects secondary, cumulative, synergistic, on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.	Sections 5 and 6
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme:	Sections 5 and 6
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Sections 2, 4 and 6
A description of measures envisaged concerning monitoring in accordance with Article 10	Section 4
A non-technical summary of this information	Section 1
Consultation with: <ul style="list-style-type: none"> • authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report • authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan and the accompanying environmental report before the adoption of the plan 	Sections 2 and 4 and Appendix B Section 2
Taking the environmental report and the results of the consultations into account in decision making	
Provision of information on the decision: When the plan is adopted, the public and any countries consulted shall be informed and the following made available: <ul style="list-style-type: none"> • the plan as adopted; • a statement summarising how environmental considerations have been integrated into the plan in agreement with the requirements of the legislation • the measures decided concerning monitoring 	Not Applicable: document not yet adopted
Monitoring of the significant environmental effects of the plan	Section 4

4.0 SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT

4.1 Links to Other Plans and Programmes

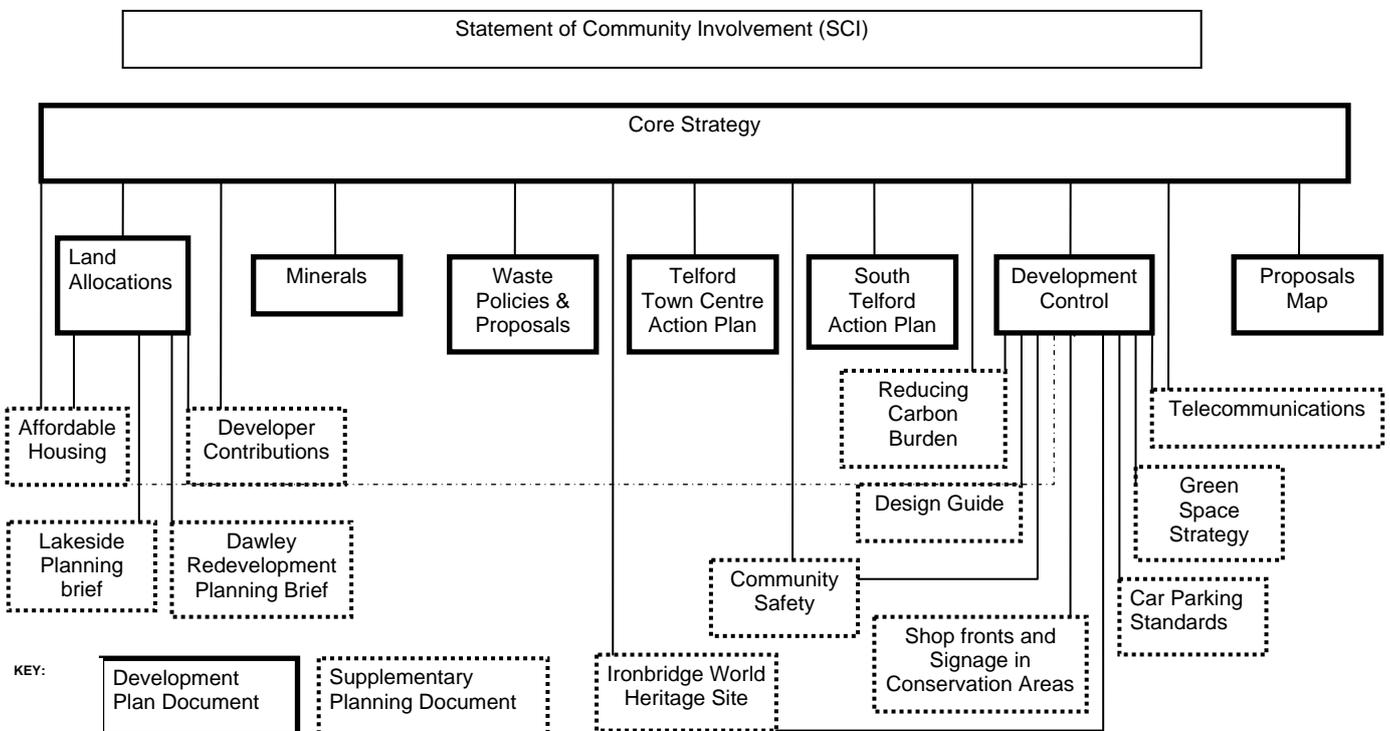
4.1.1 The LDF can be influenced in various ways by other plans and programmes and by other external sustainability objectives. Key plans and programmes that may influence the LDF are set out in Appendix D. Identifying relationships between the plans and programmes should highlight any potential synergies that can be exploited and identify any inconsistencies between objectives or aims or any constraints that will need to be addressed in developing the LDF.

4.1.2 The review of plans and programmes covers international, EU, national, regional and local policy documents. For each relevant plan or policy the specific aims, objectives or targets are set out.

4.2 Links Within the LDF'S Documents

4.2.1 Figure 6 below, shows the relationship between the different DPD's being prepared as part of the new LDF. Details of each of the documents that will make up the LDF are listed in the Borough's Local Development Scheme which be viewed at www.telford.gov.uk or at the Council offices at Darby House.

Figure 6: The LDF Documents



- 4.2.2 The Core Strategy DPD for the Borough is the first DPD's to be produced; as a result all other documents in the LDF must be in conformity with it. The Core Strategy is a document which sets out the strategic policies which influence the Borough's development.
- 4.2.3 In addition, the Core Strategy DPD is also the spatial expression of all the Borough's existing strategies which have implications for the development and use of land; including the Community Strategy, Housing Strategy and Local Transport Plan. The Core Strategy provides an integrated approach to the implementation of these aspects of the other strategies.
- 4.2.4 The LDF is the key component in the delivery of the Community Strategy, setting out its spatial aspects where appropriate and providing a long term spatial vision. Local Development Documents express the elements of the Community Strategy that relate to the development and use of land. The Spatial Objectives in the Core Strategy have been drawn mainly from the Borough's Community Strategy, as well as from the relevant policies and strategies at the national, regional and local levels.
- 4.2.5 At the project level there is a need for more detailed policies to aid the implementation of the Core Strategy. These detailed policies are contained in the other DPD's. The Development Control DPD is the key document: it is essential to ensuring the implementation of the Core Strategy, determines when an Environmental Assessments are required and is supported extensively by the SPD's. The Telford Town Centre Design Guidance 2004 is a useful instrument to use at the project level for proposed development within Telford town centre, in conjunction with the relevant DPD's and SPD's.
- 4.2.6 Supplementary Planning Documents offer the opportunity to focus on a topic mentioned in the DPD's in detail, whilst individual DPD's cover a wide scope within a subject matter. Within the Borough's LDF there are six supplementary planning documents covering a wide spectrum of themes. These SPD's are: Affordable Housing, Developer Contributions, Design Guide, Reducing the Carbon Burden, Green Space Strategy and Car Parking Standards. The last four SPD's listed all undertake specific topics discussed in the Development Control Policy DPD. These SPD's set precise requirements which assist in achieving the overarching aims identified in the Core Strategy DPD.

4.3 Baseline Information

- 4.3.1 Telford & Wrekin is located within the north western part of the West Midlands region and covers an area of 29,000 hectares. The Borough consists of the Telford urban area, Newport market town and an extensive rural area. The urban area is formed by a number of new settlements, namely, Woodside, Sutton Hill, Hollinswood and former mining settlements including Oakengates, Madeley and Dawley. In the south of the Borough lies the Ironbridge Gorge World Heritage Site which is a major tourist attraction in the Borough.

Social Characteristics

Population

4.3.2 In 2004, the estimated population of the Borough of Telford & Wrekin was 161,013 people; this is an increase of 13.8% since the 1991 census. Since the designation of New Town status in the 1960s, Telford has been a regional and national population growth point.

4.3.3 With Telford identified in Regional Spatial Strategy for the West Midlands (RSS) as a sub-regional focus for growth, the borough's population is forecast to grow by around 1% per annum, reaching approximately 189,000 by 2021. Between 2006 and 2021, the profile of the Borough's population is set to age. Whilst this will not be as rapid as the national average, between 2006 and 2016, the number of residents aged 65+ will increase by 29% and by 2021 will represent over 16% of the population (14% by 2011). As part of this trend, significant increases in residents aged 75+ and 85+ can be expected.

Housing

4.3.4 The number of households in the 2004 Census was 66,000. 69% of the Borough's homes are owner-occupied; 31% are rented (19% rented from social-landlords, such as housing associations, and 12% from private landlords). The social-rented sector is significantly higher than the national average and the private-rented sector significantly lower.

4.3.5 On average, house prices rose 55% between April 2001 and June 2005, increasing the need for 'affordable' new homes. It is estimated that there is a need for at least 382 'affordable' units per annum until at least 2011.

Education

4.3.6 The percentage of the workforce receiving job-related training is following the downward national trend (albeit at a steeper gradient), the percentage having undertaken post-school training or learning is consistent with the regional position. However within the last year the percentage of the workforce possessing a Level 4+ qualification has risen sharply to above both regional and national levels and the proportion of Post-16 school-leavers entering employment is significantly higher than national levels (11% and 3.2%, respectively). The recent trend in the percentage of post-16s continuing in the education is increasing. Recent levels of attainment of pupils show a consistent increase in the proportion achieving 5+ GCSE passes Grades A*-C. In 2005 for the first time, this represented more than half the Borough's 16 year olds.

4.3.7 The Borough's workforce has traditionally been considered to possess low levels of skills and qualifications, reflecting in-part the high dependence on the manufacturing-sector. 18.1% of the working age population has no or limited qualifications compared to the national average of 15.4%.

4.3.8 There are two Higher Education establishments in the Borough. The Wolverhampton University (Telford Campus), at Priorslee, is home to the Polymer Cluster Centre, part of the Wolverhampton Telford Technology Corridor (WTTTC), which provides practical help and support to polymer companies; and Harper Adams University College, Edgmond, Newport. This is the largest provider of land-based education nationally.

Community Safety

4.3.9 The recent Crime & Disorder Audit revealed that 22% of residents were concerned about becoming a victim of crime in their neighbourhoods. The design of the neighbourhood environment relates to its potential to generate crime and its ability to ensure the safety of its residents and users.

Health

4.3.10 The majority of the population is in good health (68.8% in 2001), although the incidence of long-term limiting illness rose by 50% between 1991 and 2001 (12.2% to 18.0%). Telford & Wrekin Primary Care Trust supports and funds local GP practices, local hospitals and local community based care services, such as mental health services. NHS data on the provision of doctors shows that there are 20 GP practices in Telford (with an additional 5 branch surgeries), 2 in Newport (with 1 additional Branch surgery at Harper Adams University College) and 2 branch surgeries in the rural area.

4.3.11 Local health provision is delivered through a National Health Service (NHS) partnership of the Shropshire & Staffordshire Strategic Health Authority, Telford & Wrekin Primary Care Trust and Shrewsbury & Telford Hospital NHS Trust. The Shrewsbury & Telford Hospital NHS Trust provides for the acute care needs through two hospitals, one of which, Princess Royal Hospital (PRH) is within the Borough. Located on a large purpose-built site in the north-west of Telford, PRH opened in 1989 and currently accommodates approximately 360 beds, with a full-range of acute care services.

Transport

4.3.12 2005 travel to work patterns show that 67.5% employees travel singly by car; 7.1% by car with passenger; 8.2 % by car as passenger. 8.3% travel by foot (above the regional average); 2.8% by bicycle; 3.1% by bus; 0.8% by train; 0.5% by motorcycle; 0.4% by taxi. 0.9% work from home.

4.3.13 2005 travel to school patterns show that the most common mode is walking 43.3% down from 50.3% in 2000; second is by car which rose slightly from 36.9% to 40.8%. There has been a small increase in the proportion that cycle, 9.3% in 2000 to 12.7% in 2005, however the trend has fluctuated.

4.3.14 Increasing rural accessibility is a major issue since 73% of the Borough is classified as rural in character, with a sparse population of approximately 24,500 and a population density of 0.7 people per hectare.

Economic Characteristics

Employment

- 4.3.15 There are large industrial estate areas in Hadley, Halesfield, Hortonwood and Stafford Park. Telford town centre is the main centre for commercial and professional jobs. Reflecting Telfords' new town origins there is a high level of segregation of uses in the town. Non car access to these mainly peripheral areas is very limited.
- 4.3.16 Telford Town Centre principally comprises a privately-owned shopping mall containing 160 shops also banks, restaurants and cafes, and nearly 5000 parking spaces for cars. The nature of its ownership, ease of accessibility by car and proximity to Motorway 54, mean that the centre serves a wide sub-regional catchment area.
- 4.3.17 Unemployment levels are relatively low however in the latter part of 2005, unemployment rose. Over the last five years, the Borough's economic activity rate (the proportion of the working age population that is both willing and available to work) has remained relatively stable and in the last two years, the rate has increased to 81.5%, above both regional (78.6%) and national (78.8%) positions. In terms of employees, 66,000 of Telford's residents are in work, 5.2% are currently unemployed; Newport has 5600 residents in work and 3.1% unemployed; the rural area has 6900 residents in work, with 2.3% unemployed.

Economic Sector

- 4.3.18 The manufacturing-sector is disproportionately large (28% of employees), dependent on foreign investment and a limited number of large employers.
- 4.3.19 Nationally the manufacturing-sector continues to reduce, and locally inward investment has recently declined making the local economy vulnerable due to its high dependency on manufacturing.
- 4.3.20 Other issues include low levels of entrepreneurship, an under represented services-sector and a restructuring agricultural sector. Wages and entrepreneurial activity continue to be lower than national rates and the number of relatively low paid and low skill jobs is disproportionately high.

Environmental Characteristics

Air Quality

- 4.3.21 Local air quality currently meets the national targets and objectives of the National Air Quality Strategy (January 2000). As a result, there are no Air Quality Management Areas (AQMAs).
- 4.3.22 Another indicator of air quality and air pollution is the number of days of Air Pollution recorded. At present there is no measuring station in the Borough of Telford and Wrekin & therefore this information is not yet available.

Contaminated Land

- 4.3.23 There are no sites registered as contaminated land on the Contaminated Land Register under Part 2a of the Environmental Protection Act 1990. However there are areas of land identified through the Contaminated Land Inspection Strategy (July 2001) that should be investigated if development proposals are identified for the sites.

Area of Outstanding Natural Beauty

- 4.3.24 The Shropshire Hills AONB covers an area of 802 square km extending from The Wrekin to the Clun Forest. The eastern tip of the AONB extends into the Borough covering an area of approximately 5 square km 3-5 km to the west of Telford. The purpose of the designation is to conserve and enhance the natural beauty of the landscape.

Green Network

- 4.3.25 38% of the urban area of the Borough is designated as Green Network and offers a recreational, environmental or wildlife resource.

SSSI's

- 4.3.26 There are 8 existing SSSI's within the Borough which are Allscott Settling Ponds, Newport Canal, Muxton Marsh, New Hadley Brick Pit, The Wrekin and The Ercall, Lydebrook Dingle, Lincoln Hill and Tickwood and Benthall Edge; all sites together cover a total area of 21 hectares.
- 4.3.27 Government set a Public Service Agreement to have 95% of the SSSI's area in a 'favourable or recovering condition' by the year 2010. At present there is no figure available for Telford and Wrekin, data is available for the County of Shropshire level.

Wildlife Sites

- 4.3.28 In 2004, 45 Wildlife Sites were located within the Borough of Telford & Wrekin. These sites are locally designated and are located both in the urban and rural areas of the Borough and currently cover an area of 753 hectares.

Waste / Recycling

- 4.3.29 Currently, 14.2% of waste is recycled, through a combination of bi-weekly domestic kerbside collections; four Community Recycling Centres at Station Road in Newport; and Granville, Halesfield and Ketley in Telford; and numerous recycling banks located throughout the Borough. The Council household waste recycling target is 30% by 2009, 40% by 2010 and 45% by 2015.

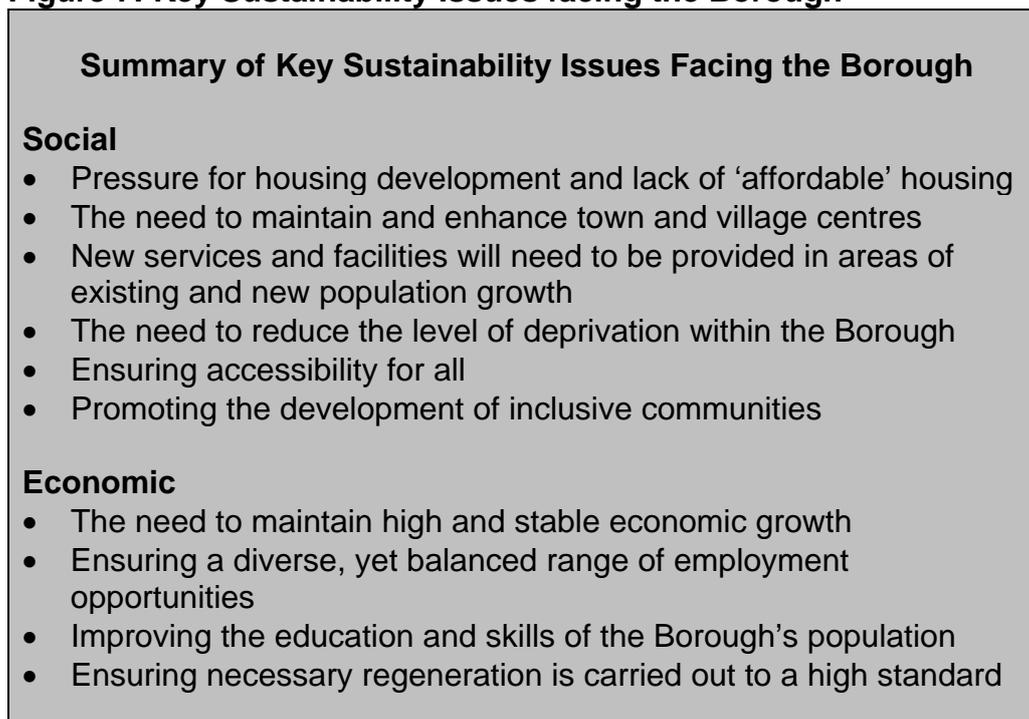
Public Transport

- 4.3.30 Until recently, bus usage was declining in Telford at around 3% per annum; however, following the implementation of the First Quality Bus Route there are very encouraging signs that this trend is being reversed.
- 4.3.31 There are over 250km of rights of way across the Borough, including footpaths, cycleways, bridleways and byways.

4.4 Main Social, Environmental and Economic Issues

- 4.4.1 Key sustainability issues for Telford are characterised by the nature of the town as a new town. Telford was designed and built around the use of the private car with an extensive road network. Facilities and services are provided in locations where access is predominantly made by car. Not only does this present the issues associated with high car dependency, but also reduces accessibility for those without a car. A further feature is the large amount of semi natural green space within the urban area, which has value for both communities and wildlife.
- 4.4.2 Telford is also one of the foci for growth within the West Midlands Region and therefore will have to provide the necessary facilities and services to serve the planned growth in the most sustainable manner.
- 4.4.3 Climate change is a key sustainability issue that affects all activities and developments in the Borough. Achieving sustainable development therefore means taking account of how local activities in the Borough of Telford & Wrekin impact upon the global environment.
- 4.4.4 Following early community consultation work with Telford and Wrekin Strategic Partnership, a group of representatives from over 30 organisations concerned with the Borough's future, the Community Strategy was completed in June 2002. The Community Strategy and 'The Community Strategy One Year On' document identified several general concerns. These concerns along with issues identified by the baseline data have been summarised in Figure 7, below:

Figure 7: Key Sustainability Issues facing the Borough



Environmental

- The need to reduce private car usage and improve opportunities for other modes of transport
- Increasing demand for resources, including energy and water
- Development in the Borough can contribute to, and be affected by, climate change
- The need to continue to minimise waste by moving up the waste hierarchy and the problem of fewer disposal options
- Protection and enhancement of the natural environment.

Social Sustainability Issues

- 4.4.5 The provision of housing is a very important issue facing the Borough. The baseline data reveals that there is a shortage of 'affordable' housing for those who need it.
- 4.4.6 The Borough of Telford & Wrekin has a high level of car ownership, which has numerous consequences, including congestion and contributing to climate change. Lack of access to transport can cause difficulties in reaching education, health care, leisure and recreation and employment. This could result in social inequality. Thus locating developments in areas served by public transport is a key aspect of achieving sustainable development.
- 4.4.7 Considerable progress has been achieved in recent years improving the urban bus network. This has resulted in turning a 3% annual decline in bus patronage to a 30% increase in Telford and a 19% increase across the entire network. Buses are the most accessible public transport within the Borough as the rail network is limited within the Borough, there are only 3 stations; Wellington, Oakengates and Telford Central. These 3 stations are all in the central area of the Borough meaning the majority of the area of the Borough is not covered by a rail network, leaving buses as the principal public transport for all rural areas, and the urban area of Newport.

Economic Sustainability Issues

- 4.4.8 There is a need to maintain a high and stable level of economic growth in the Borough, and to ensure the skills and education of the population continue to improve in the future.
- 4.4.9 The growth and decline in different sectors in the economy has the potential to affect the Borough's employment levels. A balance of employment opportunities across all sectors is preferable to achieve sustainability.
- 4.4.10 Continued effort needs to be made to retain and expand existing local economic investment in the Borough. Telford is a regional and national growth point and as such it has a role to play in promoting economic growth which is sustainable.

Environmental Sustainability Issues

- 4.4.11 Climate change is the key sustainability issue that faces everyone. Increased energy consumption and car use all lead to the emission of greenhouse gases. As climate change is now to an extent inevitable, new developments must be adaptable to a variable climate and include measures which reduce their 'carbon footprint'. These measures could include improving energy efficiency, reducing the need to travel and increasing the amount of energy from renewable sources.
- 4.4.12 Development has many side effects; the very act of development uses raw materials, energy and produces waste, increases the demand for water and waste water treatment. The design and location of development can reduce the pressure on natural resources; it can help conserve energy and water and promote recycling. In addition, the location and design of development can also reduce the need to travel and reduce crime.
- 4.4.13 Development has the potential to alter flood events; large areas of surface tarmac and concrete reduce the ability for water to enter soil. This can increase the amount of rainwater runoff resulting in flash floods. Techniques such as Sustainable Urban Drainage (SUDs) can help solve this problem when incorporated into development design.
- 4.4.14 Settlements in the Borough will have to grow in order to meet the Government's requirements for housing in the area. Government guidance places an emphasis on providing this development on previously developed land prior to greenfield sites being developed. By allowing development on brownfield land it is hoped that adverse effects on landscape and biodiversity can be limited, lessening the pressure on greenfield sites. However it is not to be assumed that brownfield sites have no ecological or community value.

Limitations of the Information

- 4.4.15 When collecting data for the scoping report a number of problems were encountered. For example, data relating to SSSI's was only available at a County level. Data at a Borough level would more accurately give an indication of the situation in the Borough. At present there is no measuring station in the Borough for measuring the number of days of air pollution. This data would contribute to the information regarding air quality in the Borough. Data in relation to access to post offices is only available at a regional level rather than a Borough level. This information specifically for the Borough would help to establish a more detailed picture of the level of access to services in the Borough. In addition there is yet to be a published definition of affordable housing which can be used to measure this data.

4.5 The Sustainability Appraisal Framework

- 4.5.1 The Sustainability Framework provides a way in which sustainability effects of DPD's can be described, analysed and compared. The framework consists of sixteen objectives against which the plan has been tested in order to predict its likely social, environmental and economic effects.
- 4.5.2 Sustainability issues were identified as a result of analysing the baseline data collected in the early stages of the SA process. Identified issues then fed directly into the development of social, environmental and economic objectives.
- 4.5.3 These Sustainability Objectives were derived from objectives previously developed for Telford & Wrekin Local Agenda 21, which were in turn informed by the SEA Directive 2001/42/EC 'Guidance for Planning Authorities'. The objectives were further developed with input from relevant internal and external stakeholders.
- 4.5.4 The Sustainability Objectives sit alongside a set of indicators and targets, with the purpose of being used to record whether the sustainability objectives are being achieved. The full set of objectives, targets and indicators have been subject to consultation with the four statutory bodies, as set out in the SEA Directive. Their comments have been incorporated into the objectives as set out in Figure 6.
- 4.5.5 The research undertaken for the production of the indicators for the Sustainability Framework also revealed a number of limitations on the information available. Data which it is not yet available includes; fear of crime, % of houses 800m from local shopping facilities, number of GP per population, achievement of Accessible Natural Green Space Standards, thermal efficiency of housing stock to name just a few. There are numerous indicators which could be used however in order for the framework to be useable and manageable the number of indicators needs to keep to a minimum.
- 4.5.6 An appraisal detailing the compatibility of the Sustainability Objectives was carried out before the appraisal work began to ensure that the result could be used to assist in the appraisal process; this is contained in Appendix E. The majority of the objectives were either positively compatible or neutral. Neutral was assigned to; objectives where compatibility had both positive and negative effects but the overall effects were balanced, as well as to objectives with no relation to each other. There was just one objective which had negative compatibility with other objectives; 'EN1 Make optimum use of land and property'. This was taken into account while carrying out the SA.

Figure 8: SA Objectives and Indicators

Objectives	Indicators
Social Objectives	Indicators
S1. Improve and maintain the quality of life and community well being for all By : <ul style="list-style-type: none"> Enhancing social inclusion by providing equal access to facilities / skills and knowledge Reduce anti social activity Reduce and prevent crime and fear of crime 	Index of local deprivation Proportion of children under 16 living in low income households Level of Crime Fear of Crime
S2. Accessibility to a range of services and facilities to meet people's basic needs and promote social inclusion By : <ul style="list-style-type: none"> Improve physical accessibility to key local services (transport) Increase awareness of services and facilities Improve the range of services available 	Access to post office (% of households) % of houses 800m from a bus stop % of houses 800m from local shopping facilities
S3. Provision of a range of housing that meets the needs of the Borough By : <ul style="list-style-type: none"> Increase the affordability of housing Provide a range of types of tenure Provide a range of house types (semi detached, flats, 1,2,3,4,5 bed) Encourage adaptability of the housing stock 	Housing completion figures Affordable housing completion figures Affordable Housing (Affordability figure linked to earnings) Range of 1bed, 2, 3 and 4 bed
S4. Improve the health of the population By : <ul style="list-style-type: none"> Encourage a healthy lifestyle Increase access to health facilities Increase access to green space Increase access to leisure facilities Increase walking opportunities 	Access to GP (number of GP's per population) Achievement of Accessible Natural Green Space Standards
S5. Improve the education and skills of population By : <ul style="list-style-type: none"> Improve education facilities for young people Improve education facilities for high education / adult learning 	Qualifications at the age of 19 Number of people in higher education NVQ qualifications / Apprenticeships undertaken
Environmental Objectives	Indicators
En1. Make optimum use of land and property By : <ul style="list-style-type: none"> Encourage development on previously developed land Encourage reuse of redundant building stock Encourage development in support of existing transport network 	% development on greenfield and %development on brownfield Number of conversions (change of use permitted) Average residential density % of new development within 800m of a bus stop
En2. Reduce the demand for travel and promote modes of travel other than the car By : <ul style="list-style-type: none"> Improving public transport Improving the network of footpaths and cycle ways Improving the permeability of the built environment 	Passenger travel by mode
En3. Enhance and protect the quality of the natural environment By : <ul style="list-style-type: none"> Protect the landscape and quality of the countryside Conserve and enhance protected and LBAP priority habitats and species 	Reach government targets Public Service Agreement for 95% of SSSI's being in favourable condition Area (ha) of Local Nature Reserves Area (ha) of wildlife sites

<ul style="list-style-type: none"> Protect and enhance geodiversity 	Net change in natural / semi natural habitats
	Progress towards achieving Biodiversity Action Plan targets
	Number and condition of important geological sites
En4. Enhance and protect the quality of the built environment By: <ul style="list-style-type: none"> Conserving the built heritage of the Borough Ensuring the development of a high quality built environment (as defined in the Design Guide SPD) 	Number of Listed Buildings at Risk
	% of developments adhering to T&W Design Guide
En5. Reduce contributions to climate change By : <ul style="list-style-type: none"> Improving the energy efficiency of the building stock Development of renewable energy production Reduce vulnerability to climate change 	Thermal Efficiency of Housing Stock
	% of energy from a renewable source
	Number of properties subject to flooding
En6. Reduce levels of pollution By : <ul style="list-style-type: none"> Reduce levels of water pollution Reduce levels of air pollution Maintain and enhance soil quality 	% of main rivers and canal of good or fair quality
	Number of days Air Pollution
	Area of Contaminated Land (statutory definition)
En7. Maximise the efficient use of natural resources and minimise the amount of waste produced By : <ul style="list-style-type: none"> Encouraging re use of materials Reducing use of non renewable materials Recycling materials Reduce water consumption 	Materials recycled
	% household waste recycled
	Abstraction by purpose
Economic Objectives	
Ec1.Promote economic growth which is sustainable By : <ul style="list-style-type: none"> Encouraging growth in target employment sectors Encouraging sustainable procurement Encourage development of a strong rural economy 	Number of businesses in key employment sectors
	Rural Diversification
Ec2. Create a balance of employment opportunities across all sectors By : <ul style="list-style-type: none"> Increasing the number of higher added value jobs Protecting current levels of employment 	Bi Annual employment survey results
Ec3. Enhance the image of the area as a business location By : <ul style="list-style-type: none"> Provide land / property to enable businesses to locate in the Borough Maximise niche marketing opportunities (e.g. sectoral strengths) to potential investors 	Ha of employment land readily available
	Number of companies/ employees in key sectors
Ec4. To retain and expand existing economic investment By : <ul style="list-style-type: none"> Supporting existing economic investment Developing 'not for profit' business e.g. community interest companies 	Number of companies working with / assisted by Investor Development Team (Annual Return)
	Number of jobs created or safeguarded (Annual Return)

Monitoring

4.5.10 A complete list of baseline data for each indicator, along with suggested benchmarks and targets are detailed in the Annual Monitoring Report which can be viewed on the Council's website. It should be noted that the annual monitoring process will develop and refine these indicators and the related targets.

4.5.11 The extent to which the plan is contributing to the achievement of Sustainability Objectives will be monitored and reported on an annual basis by measurement of the indicators. This will fulfil the requirements of Article 10 of the SEA Directive to monitor significant environmental effects. Further, monitoring is necessary to assess the accuracy of predictions of sustainability effects of the plan and to highlight any unpredicted adverse effects.

4.5.12 In order to track changes in indicators, baseline data has been used to identify trends. Suitable benchmarks have also been established, allowing changes in indicators to be distinguished from changes resulting from factors not controlled or influenced by the plan. Sources of data, trends and baselines and monitoring methodology are all detailed in the Annual Monitoring Report.

5.0 APPRAISAL OF PREFERRED OPTIONS REPORT

5.1 Appraisal of Objectives

- 5.1.1 The appraisal of the Core Strategy Spatial Objectives at the Preferred Options Stage are summarised below. More detailed appraisal results are contained within Appendix F.
- 5.1.2 **Core Strategy Obj : Ensure the most appropriate and efficient use of land and buildings**
- 5.1.3 Whilst the objective is considered to contribute to achieving sustainable development – the development must wherever possible comply with energy efficient requirements set out in the Development Control DPD and must accord with the reducing carbon burden SPD.
- 5.1.4 **Core Strategy Obj : Create a high quality built and natural environment recognising and enhancing local distinctiveness**
- 5.1.5 The high quality built environment must comply with energy efficiency requirements as set out in the Development Control DPD.
- 5.1.6 **Core Strategy Obj : Consolidate the role of Telford as a sub-regional focus for development to serve the Borough and the wider area**
- 5.1.7 Encouraging Telford to be the sub regional focus for the region will encourage people to travel to the Borough, use of public transport must be encouraged. The growth must occur in the most sustainable way and not increase contributions to climate change and must minimise use of natural resources.
- 5.1.8 **Core Strategy Obj : Develop a vibrant and vital Telford town centre serving the needs of the Borough and the sub-region**
- 5.1.9 At present Telford's town centre is mainly accessed by the private car. If the town is proved to be vibrant and vital, use of public transport should be encouraged in order to minimise the impact. If Telford is to be developed to serve Telford and the wider sub region the impact on an influx of people and businesses must minimise their contributions to climate change.
- 5.1.10 **Core Strategy Obj : Create a network of distinctive mixed-use District Centres providing key services across the Borough**
- 5.1.11 The majority of results are positive or potentially positive, however developments must not increase contributions to climate change.
- 5.1.12 **Core Strategy Obj : Support and deliver the continued urban regeneration of Telford**

5.1.13 More information is required on how the regeneration may affect the existing built environment. All development must incorporate energy efficiency measures and the location of new developments must be considered so as to have minimal traffic generation and best use of public transport.

5.1.14 Core Strategy Obj : Support the role of Newport as a vital, vibrant market town

5.1.15 Generally supporting the role of Newport as a vital and vibrant market town accords with the sustainability objectives. However development must include energy efficiency measures and must not lead to an increase in pollution.

5.1.16 Core Strategy Obj : Deliver rural regeneration through diversification of the rural economy and the creation of sustainable rural communities

5.1.17 Rural regeneration accords with most of the sustainability objectives. However, diversification must be appropriate and must represent the best use of land and buildings and where possible make use of conversion of existing buildings. The rural area is characterised by its high natural environment assets, therefore diversification should not be encouraged where this will detrimentally impact on the natural environment.

5.1.18 Core Strategy Obj : Maximise access to opportunities whilst minimising the need for travel

5.1.19 The majority of results are positive, however further information could be provided on ensuring that optimum use of land and property is made.

5.1.20 Core Strategy Obj : Ensure social inclusion for all by improving accessibility to jobs, shopping, education, health, leisure facilities and other services

5.1.21 The majority of responses recorded were positive or potentially positive.

5.1.22 Core Strategy Obj : Provide a range of housing opportunities to meet identified housing needs across the Borough

5.1.23 If the identified housing need is high, priority must be for development on previously developed land. Meeting the housing need must respect the impact on the environment in terms of climate change and minimising use of non renewable resources and minimising use of materials.

5.1.24 Core Strategy Obj : Create and maintain environments which ensure the safety of our communities

5.1.25 Only one positive result was recorded, many of the results were neutral – where there is no correlation between the SA objective and the Core Strategy Objective.

5.1.26 Core Strategy Obj : Continue to regenerate and recognise community strengths in the Borough's Priority Neighbourhood Areas

5.1.27 The majority of results were positive, however regeneration that recognises community strengths must include energy efficiency measures, should seek to reduce levels of pollution by making use of public transport and locating development where the need for travel is reduced.

5.1.28 Core Strategy Obj : Create diversity in the economic base of the Borough and create job opportunities to match population growth

5.1.29 Encouraging economic diversity to create job opportunities to match population growth may increase the amount of traffic and increase pollution. Efforts must ensure use of public transport is encouraged.

5.1.30 Core Strategy Obj : Facilitate long-term economic regeneration and the development of new employment opportunities

5.1.31 In facilitating economic regeneration, efforts must be made to reduce contributions to climate change and best use of existing resources be made.

5.1.32 Core Strategy Obj : Identify opportunities for new, small-scale employment development in the District Centres to create mixed use

5.1.33 The majority of responses recorded are positive or potentially positive, however development must incorporate energy efficiency measures and must maximise the efficient use of natural resources.

5.1.34 Core Strategy Obj : Provide sufficient open space in the Borough in order to provide safe and high quality areas for recreation and leisure

5.1.35 The majority of responses are positive, however standards for open space provision must be maintained and a supply for the future must be ensured. Standards for open space provision will be contained within the Development Control DPD and Green Space Strategy.

5.1.36 Core Strategy Obj : Ensure that all new development through their appearance, design, location & functionality minimise their impact on the environment

5.1.37 No negative responses were recorded.

5.1.38 Core Strategy Obj : Protect and enhance the environment and seek to improve the quality of life in the Borough

5.1.39 The majority of responses received were positive or there was no relationship between the impact of the objective and the SA objective.

5.1.40 Core Strategy Obj : Protect and enhance the countryside, our cultural and built heritage and nature conservation

5.1.41 The majority of responses recorded are positive. There is a potentially negative result where provision of housing may conflict with protection of nature conservation sites. Sites of Nature Conservation will be protected as set out in the Development Control DPD and on the proposals map.

5.1.42 Core Strategy Obj : Conserve and enhance the value of the cultural heritage assets of the Ironbridge Gorge World Heritage Sites

5.1.43 Encouraging visitors to Ironbridge Gorge area will have a major impact on the amount of traffic – due to the historic nature of the area – best use should be made of public transport to reduce the impact on the World Heritage Site.

5.1.44 Core Strategy Obj : Encourage recycling and reduce dependence on landfill

5.1.45 No negative results are recorded, however further information is required regarding impact on health of the population, natural and built environment and levels of pollution.

5.1.46 Core Strategy Obj : Minimise the use of non-renewable mineral resources

5.1.47 No negative responses are recorded

5.1.48 Core Strategy Obj : Create an integrated network of waste management facilities located so as to minimise their social, economic & environmental impacts

5.1.49 There are no conflicts recorded

5.2 The Strategic Options

5.2.1 In order to meet the Local Development Framework objectives and to address planning issues that have been identified, a number of Development Strategy Options have been considered and developed. A limited number of strategic options were generated at the early stages of the LDF process as the Core Strategy provides an overarching development vision, with policy and site specific detail set out in other LDD's.

5.2.2 Options were considered separately for three distinct geographical areas within the Borough. Telford urban area, Newport market town and the wider rural area each face unique issues whilst also having separate contributions to make to the development of the plan area. There are a number of factors that have contributed to the identification, selection and refinement of these options. Further detail of the appraisal work at preferred options stage is contained within Appendix F.

- 5.2.3 The range of options available for consideration is constrained or influenced by legislation and other plans, policies, and strategies. The Sustainability Appraisal Scoping Report details a list of relevant plans and programmes, and how they impact upon the plan. Some are higher level strategies such as the Regional Spatial Strategy, which dictates (for example) the level of housing the Borough should accommodate. Others feed into or sit alongside the LDF such as the Borough's Community Strategy or Local Transport Plan.
- 5.2.4 Given these constraints and influences, the identification of options is informed by the issues facing each area and the Borough as a whole. Some issues are made explicit by examination of the developmental history and existing environmental, social and economic conditions of the plan area. The development of the area from the regeneration of a coal mining community through to the segregation of different land uses and scattered low density growth is detailed in Section 5.10. Planning and other officers' expertise and the examination of data from various sources further adds to the identification of issues. For example accessibility was a key strategic issue (encompassing many other issues) identified as important in determining plan options.
- 5.2.5 The first development strategy in the Borough was the Basic Plan for Telford. The aim of the Plan was to regenerate this area of the East Shropshire coal field and to create a new town to accommodate overspill population from the major urban areas. Telford was planned to be a low density development with a strict segregation of land uses i.e. separating housing and employment development with most journeys being made by car. While the Basic Plan was amended and updated via numerous Telford Development Strategies and by the Telford and Wrekin Local Plans, the basic development pattern has remained largely the same. Outside of Telford, growth has been limited and constrained to Newport and key rural settlements. However, development has generally been at low densities and scattered widely through the rural area.
- 5.2.6 This pattern of development is not sustainable. It results in the loss of valuable land resources, creates the need to travel further distances in our day to day lives to access jobs, services and facilities encouraging greater use of the car to do so. It has the further effect of increasing levels of congestion and environmental pollution with the additional costs of social exclusion for those without access to their own vehicle.
- 5.2.7 The impact of low density development gives rise to many of the social economic and environmental issues in the Borough. It makes accessibility the key strategic land use issue for the Borough's LDF. The need to improve accessibility has been a key issue in determining the development options.
- 5.2.8 The Core Strategy Preferred Options Report identifies a number of development options for Telford, Newport and the rural areas. These options were developed through early community engagement and investigative work carried out by planning policy officers.

5.2.9 The following sections outline the options for each geographical area; Telford, Newport and the rural areas. It then summarises a comparison of the strategic options with regard to each sustainability objective identified in the sustainability framework. Included within the appraisal are recommendations suggested to mitigate negative impacts where these have been identified. Further analyses of the options are contained within Appendix F, the POR appraisal matrix and Appendix G, the POR appraisal report. Finally the Preferred Option for each area is outlined along with the reasoning for its selection.

5.3 Telford

Telford - Strategic Options

- 5.3.1 *Option 1* Development in and around the Town and District Centres.
Option 2 Development on a range of sites both large and small, in accessible locations around the Town i.e. close to key services and public transport routes.
Option 3 Development in a new neighbourhood centre(s) on major brownfield site within or adjacent to the town
Option 4 Development in a combination of all three of the above options; focusing development in the Town and District Centres, locations that allow access to key facilities and on smaller sites in accessible locations and in new, mixed use, local neighbourhood centres.

Telford - The Social, Environmental and Economic Effects of Options and Mitigation Measures Suggested

- 5.3.2 *S1 Improve and maintain the quality of life and community well being for all*
From an initial appraisal Option 1 appeared to contribute most to the achievement of SA Objective 1 however the impacts of Options 2 to 4 were unknown and therefore the assessment is inconclusive.
- 5.3.3 *S2 Accessibility to a range of services and facilities to meets people's basic needs and promote social inclusion.*
Options 1 and 2 supported the SA Objective due to improved access to educational, retail, work and leisure opportunities. The compatibility of Options 3 and 4 is dependant on where the developments are located and the type of connections that are made to town centres and surrounding neighbourhoods.
- 5.3.4 *S3 Provision of a range of housing*
The compatibility of all Options with SA Objective S2 will be dependent upon the size of land being developed and if there is potential to negotiate with the developer to provide a percentage of affordable housing.
- 5.3.5 *S4 Improve the health of the population*
Option 1 was found to be compatible with the SA objective as the option focuses development around existing health facilities and green open space. Options 2, 3 and 4 were all difficult to assess due to the lack of information around health facilities and green open space.

5.3.6 *S5 Improve the education and skills of the population*

All Options were found to be not related to the SA Objective.

5.3.7 *En1 Make optimum use of land and property*

Option 1 was considered to be compatible with the SA objective as the option encouraged re-use of redundant buildings and focused development in the urban area. Further information was needed to assess Option 2. Options 3 and 4 were found to be potentially negative due to the ecological value often found on brownfield sites.

5.3.8 *En2 Reduce the need for travel and promote modes of travel other than the car*

Option 1 was found to be compatible with the SA Objective due to the close proximity of potential development to others services. Option 2 was found to be potentially compatible depending on the quality of public transport services. Further information is required on the location of development before an assessment can be made of Options 3 and 4.

5.3.9 *En3 Enhance and protect the quality of the natural environment*

Option 1 was found to be potentially compatible with the SA Objective subject to individual site assessments on brownfield land which may have ecological value. Further information is required on the location of development before an assessment can be made of Option 2. Options 3 and 4 were considered to be potentially negative due to the possible ecological value of brownfield sites.

5.3.11 *En4 Enhance and protect the quality of the built environment*

All Options have been found to be potentially positive subject to high quality design being achieved and the production and implementation of the Design SPD.

5.3.12 *En5 Reduce contributions to climate change*

All Options were identified as potentially compatible. Concentrating housing around key services and public transport routes could reduce the need to travel by car. In which case, climate change contributions from traffic could be reduced. However, this is not a given and developments would need to be designed with this criteria in mind, to ensure that developments have good connections, for pedestrian and public transport access.

5.3.13 Buildings contribute 40% towards climate change emissions and therefore these emissions will need to be reduced, to prevent this assessment becoming negative. This can be achieved by complying with energy requirements in the Development Control DPD.

5.3.14 *En6 Reduce levels of pollution*

Option 1 was found to be potentially positive as concentrating housing and services in the same locality will reduce the need to travel. Further information is required on the location of development before an assessment can be made of Option 2. Options 3 and 4 would require a site by site

assessment and the outcome would depend on the status of the site in terms of contamination.

5.3.15 *En7 Maximise the efficient use of natural resources and minimise waste produced*

All Options have been identified as potentially negative as all developments require natural resources. This could be changed to a positive benefit if measures are implemented to ensure the efficient use of natural resources.

5.3.16 *Ec1 Promote economic growth which is sustainable*

Option 1 was found to be compatible with the SA Objective as concentrating development around existing educational, retail, work and leisure opportunities will help to support existing businesses and contribute towards the vitality of the local economy. Options 2 and 4 were identified as potentially compatible as residents will still need to travel to leisure and retail facilities which maybe outside the Borough. If this was to occur it could be to the detriment of existing businesses within the Borough. Option 3 requires more information on the location of the proposed development site before an assessment can be made against this Objective.

5.3.17 *Ec2 Create a balance of employment opportunities across all sectors*

All Options were found to be not related to the SA Objective.

5.3.18 *Ec3 Enhance the image of the area as a business location*

Option 1 was considered to be compatible with the SA Objective as concentrating development around existing educational, retail, work and leisure opportunities will help to support existing businesses and contribute towards the vitality of the local economy. Options 2, 3 and 4 were found to have a balance of potentially positive and potentially negative effects and thus were assigned a score neutral as the effects balance.

5.3.19 *Ec4 To retain and expand existing economic investment*

Option1 was identified as compatible with the SA Objective as concentrating development around existing facilities and opportunities will help support existing businesses and help contribute to the vitality of the local economy. Options 2 and 4 are potentially compatible if it can be ensured that residents do not need to travel to access leisure and retail opportunities. More information was required on the location of the development site to assess Option 3.

5.3.20 The SA of the four development options for Telford indicates that **Option One** is the **most sustainable** as it focuses new development into a higher density location containing the widest range of facilities in the Borough. This represents the best use of land and reduces the need to travel to access jobs services and facilities.

5.3.21 If additional sites are needed to meet the scale of development required, the next option would be to evaluate the outcomes of the SA of the remaining potential development sites, and to use this information to select the most suitable sites.

Telford – Preferred Option

5.3.22 The Council's preferred Option for Telford was Option 4 for the following reasons:

5.3.23 This Option will support the future roles for the Town and District Centres and help deliver the accessibility objectives in the Core Strategy. There will need to be a sequential approach to the development of sites identified with the Town Centre and District Centres being the preferred locations. The allocation of a major new site will be determined by the Towns strategic growth needs. Selective development of smaller accessible sites will help consolidate the viability of local services.

5.3.24 By offering a range of locations across the town it will serve the needs of local communities and reduce the need to travel. Of further advantage it will help Telford fulfil its regional growth role. By identifying a range of locations that meet our development strategy we will be more able to manage and deliver the levels of growth necessary to meet our regional requirement and local needs.

5.3.25 The combination of large scale development projects together with a number of smaller sites will also meet the wide and varying requirements of the development market. This Option provides a robust strategy to deal with a range of development proposals offering the flexibility of a choice of locations while at the same time clearly defining potential areas for development.

5.4 Newport

Newport – Strategic Options

5.4.1 *Option 1* Concentrate development on previously developed land within the current built up area. Approximately 25 dwellings per annum – 450 dwellings to 2021

Option 2 To prioritise the development of brownfield sites whilst releasing a single greenfield site to provide an increase range of house types, sizes and tenures that better meet the housing requirements in Newport :

Approximately 45 dwellings per annum – 750 dwellings to 2021

Option 3 Promote a level of development that will assist the regeneration of Newport and enhance its role as a service centre to the rural hinterland:

Approximately 60 dwellings per annum – 1000 dwellings to 2021

Option 4 A level of development to stimulate significant regeneration and promote the growth of the market town: Approximately 75 dwellings per annum – 1300 to 2021

Newport - The Social, Environmental and Economic Effects of Options and Mitigation Measures Suggested

5.4.2 *S1 Improve and maintain the quality of life and community well being for all*
Option 1 was found to be compatible as concentrating development in the current built up area of Newport will help to contribute towards the vitality of

existing communities. Options 2 and 3 were deemed to be potentially compatible if an assessment of the impact on the existing residents of building on a greenfield site was carried out and if additional playing fields were provided which would bring community benefits. Option 4 was considered to be potentially negative as the impact on existing communities is likely to be negative given the proposed level of new development associated with this option.

5.4.3 *S2 Accessibility to range of services and facilities to meet people's basic needs and promote social inclusion*

Options 1, 3 and 4 are all compatible with this SA objective and Option 2 could be compatible depending on the location of the new greenfield development and the type of connections that are made to Newport Town Centre.

5.4.4 *S3 Provision of a range of housing that meets the needs of the Borough*
All Options have the potential to be compatible if it is possible to negotiate with the developer to provide a percentage of affordable housing.

5.4.5 *S4 Improve the health of the population*

All Options are potentially positive if development is focussed around existing health facilities and with good access to green open space which will contribute towards the improved health of the population.

5.4.6 *S5 Improve the education and skills of the populations*

Options 1, 2 and 3 have been classified as unknown as further information is required regarding the capacity of existing Newport schools before assessment can be made against this objective. For Option 4 the current capacity of Newport schools is insufficient to meet the demand that will be generated by this level of development, this would need to be addressed before the Option could be judged to be compatible.

5.4.7 *En1 Make optimum use of land and property*

Option 1 is compatible with this SA objective as focussing development within the existing built up areas will help protect greenfield land. The potential may also exist for the re-use of redundant buildings. Option 2 is potentially positive which could be compatible if an assessment of the current land use of the site was completed. Option 3 and 4 are not compatible with this SA objective as building on two greenfield sites is unlikely to represent the best use of the land, a site assessment could be carried out to determine the current use of land.

5.4.8 *En2 Reduce the demand for travel and promote modes of travel other than the car*

Option 1 was considered to be compatible with the SA objective as locating development around existing educational, retail, work and leisure opportunities will help to reduce the need for travel. Options 2, 3 and 4 could all be compatible if it was ensured that development on the greenfield site has good pedestrian, cyclist and public transport connections into Newport Town Centre.

5.4.9 *En3 Enhance and protect the quality of the natural environment*

Option 1 is potentially compatible if an ecological assessment is carried out on individual sites. Developing within the existing Telford Town and District Centres would protect green space within other areas of the Borough. Options 2, 3 and 4 all have potentially negative outcomes in regards to compatibility with this objective, as building on a greenfield site could have a negative impact on the natural environment.

5.4.10 *En4 Enhance and protect the quality of the built environment*

All Options could be compatible if high quality design is achieved, which could be met through the implementation of the Design SPD.

5.4.11 *En5 Reduce contributions to climate change*

Option 1 was identified as potentially compatible as by concentrating housing, services and facilities in the same locality which could reduce the need for travel, in which case climate change contributions from traffic could be reduced. Options 2, 3 and 4 were found to be potentially negative as developing on a greenfield site will remove a sink for carbon dioxide this rating could be improved if buildings comply with the energy requirements of the Development Control Policies DPD, and if there is good connections from the greenfield site into Newport Town Centre, by modes of transport other than the car.

5.4.12 *En6 Reduce levels of pollution*

Option 1 was found to be potentially compatible if consideration was given to locating housing close to any existing industrial areas. But Option 2, 3 and 4 have been identified to be potentially negative because developing on a greenfield site may lead to an increase in pollution.

5.4.13 *En7 Maximise the efficient use of natural resources and minimise the amount of waste produced*

All Options have been found to be potentially negative as all developments require natural resources, this could be changed to a positive benefit if measures were implemented to ensure the sustainable use of natural resources.

5.4.14 *Ec1 Promote economic growth which is sustainable*

Option 1 is compatible with this SA objective as concentrating development around existing educational, retail, work and leisure opportunities will help to support existing businesses and contribute towards the vitality of the local community. Options 2, 3 and 4 are all potentially positive and would become compatible if consideration was given to ensuring development of a greenfield site had good connections (including those for pedestrians and cyclists) to Newport Town Centre.

5.4.15 *Ec2 Create a balance of employment opportunities across all sectors*

Option 1 is compatible with this SA objective as concentrating development around existing educational, retail, work and leisure opportunities will help to support existing businesses and contribute towards the vitality of the local

community. Options 2, 3 and 4 are all potentially positive and would become compatible if consideration was given to ensuring development of a greenfield site had good connections (including those for pedestrians and cyclists) to Newport Town Centre.

5.4.16 *Ec3 Enhance the image of the area as a business location*

Option 1 is compatible with this SA objective as concentrating development around existing educational, retail, work and leisure opportunities will help to support existing businesses and contribute towards the vitality of the local community. Options 2, 3 and 4 are all potentially positive and would become compatible if consideration was given to ensuring development of a greenfield site had good connections (including those for pedestrians and cyclists) to Newport Town Centre.

5.4.17 *Ec4 Retain and expand existing local economic investment*

Option 1 is compatible with this SA objective as concentrating development around existing educational, retail, work and leisure opportunities will help to support existing businesses and contribute towards the vitality of the local community. Options 2, 3 and 4 are all potentially positive and would become compatible if consideration was given to ensuring development of a greenfield site had good connections (including those for pedestrians and cyclists) to Newport Town Centre.

5.4.18 The SA of the four development options for Newport indicates that **Option one is the most preferable** focusing in on the development of smaller brownfield sites in and adjacent to the central area of the town.

5.4.19 It was assessed to be potentially positive against the Sustainability Objective, 'provision of a range of housing that meets the needs of the Borough'. This is because development option proposes a build rate of 30 dwellings per annum, which may reduce the potential for securing affordable housing.

5.4.20 The higher rate of building proposed by Options 2, 3 and 4 may provide more potential for increasing the proportion of affordable housing. However, this potential depends upon the number of properties being proposed on each site. It is recognised that the additional level of housing proposed in these options could help support and retain existing services and potentially result in the provision of new facilities. Without further specific information these options have been assessed as being only potentially positive.

Newport – Preferred Option

5.4.21 The Council's Preferred Option for Newport is Option 3 for the following reasons:

5.4.22 This level of growth within Newport should help to stimulate the regeneration of the core areas directly through the redevelopment of derelict and semi-derelict properties and indirectly by increasing the resident population and ensuring that these new homes have easy access to the town centre. In addition, the release of some greenfield land will increase the range of

housing being provided in the period to 2021 to meet identified housing needs in Newport. Further, this level of development will bring greater community benefits for the town through the provision of additional playing fields in the south of the town and this level of development will help fund and sustain new indoor sports facilities.

5.5 Rural Areas

Rural Areas – Strategic Options

- 5.5.1 *Option 1* Continue with current Wrekin Local Plan policy focusing new development in the existing suitable settlements of Tibberton, High Ercall, Waters Upton, Lilleshall, Edgmond, Roden, Allscott, Crudginton, Little Wenlock, Longdon on Tern, Sambrook, Rodington and Wrockwardine , in the form of 1 or 2 dwellings with an upper limit on development (currently 13 units per annum)
- Option 2* Focus development in a limited number of sustainable settlements that have a range of key facilities: High Ercall, Waters Upton, Tibberton and Lilleshall
- Option 3* A less restrictive approach enabling new housing development to be built in any rural settlement that has good public transport provision

Rural Areas - The Social, Environmental and Economic Effects of Options and Mitigation Measures Suggested

- 5.5.2 *S1 Improve and maintain the quality of life and community well being for all*
Option 1 was found to be not related to this SA Objective. Option 2 was judged to be potentially positive as focusing development in a limited number of settlements may help to assist the vitality of existing communities. Option 3 requires further information on the location and size of proposed developments before an assessment can be made against this objective.
- 5.5.3 *S2 Accessibility to a range of services and facilities to meet peoples basic needs and promote social inclusion*
Option 1 has been found to be potentially negative as certain settlements covered by this Option provide only limited services and facilities and so development here would be in conflict with this Objective. Option 2 is potentially positive as locations identified already have key services, however it is likely that residents will still need to travel for specialist services and employment. Option 3 requires more information on the services in settlements where development is proposed before an assessment can be made.
- 5.5.4 *S3 Provision of a range of housing that meets the needs of the Borough*
Option 2 is potentially compatible with this SA objective as focusing development in a limited number of settlements may assist in providing affordable housing. Options 1 and 3 are potentially negative as small numbers of housing severely limits opportunities for providing affordable housing.

- 5.5.5 *S4 Improve the health of the population*
All of the Options require more information on specific health facilities in each of the proposed settlements before an assessment can be made against the Sustainability Objective.
- 5.5.6 *S5 Improve the education and skills of the population*
Further information on the location and capacity of schools is required to appraise the Options 2 and 3. Option 1 has no relation to the objective.
- 5.5.7 *En1 Make optimum use of land and property*
All Options were considered to be potentially negative as allowing development to take place on undeveloped land is unlikely to represent best use of that land.
- 5.5.8 *En2 Reduce the need for travel and promote modes of travel other than the car*
All of the Options were found to be potentially negative as the limited range of services, facilities and employment opportunities means that it is highly likely that development in these settlements will result in increases in car use.
- 5.5.9 *En3 Enhance and protect the quality of the natural environment*
All of the Options were identified as potentially negative as development in these settlements is likely to have a negative impact upon the natural environment due to the potential destruction of habitats.
- 5.5.10 *En4 Enhance and protect that quality of the built environment*
All Options were found to be potentially positive and could be improved to positive compatible if developments were of high quality design which could be met through the implementation of the Design SPD.
- 5.5.11 *En5 Reduce contributions to climate change*
All Options were considered to be potentially negative as buildings contribute 40% towards climate change emissions and therefore these emissions will need to be reduced. This can be achieved by complying with the energy requirements of the Development Control Policies DPD. Furthermore, if development occurred on a greenfield site this would mean the removal of a sink for carbon dioxide. Transport related greenhouse gas emissions are also likely to increase due to the need to travel to access a variety of services, facilities and employment opportunities.
- 5.5.12 *En6 Reduce levels of pollution*
All Options have been identified as potentially negative as transport related pollution emissions are likely to increase due to need to travel to access a variety of services, facilities and employment opportunities.
- 5.5.13 *En7 Maximise the efficient use of natural resources and minimise waste production.*
All Options were found to be potentially negative as all developments require natural resources this could be changed to a positive benefit if measures are implemented to ensure the efficient use of natural resources.

- 5.5.14 *Ec1 Promote economic growth which is sustainable.*
The Options are not related to this sustainability Objective.
- 5.5.15 *Ec2 Create a balance of employment opportunities across each sector*
The Options are not related to this sustainability Objective.
- 5.5.16 *Ec3 Enhance the image of the area as a business location*
The Options are not related to this sustainability Objective.
- 5.5.17 *Ec4 Retain and expand existing local economic investment*
The Options are not related to this sustainability Objective.
- 5.5.18 The SA of the three development options for the Rural Areas indicates that **Option Two** is the **most preferable** focusing development in a limited number of locations. The allocation of land for housing development will help deliver more affordable housing in the area. However it is worth highlighting that none of the three options performed particularly well against the Sustainability Objectives.
- 5.5.19 A more detailed analysis of the strategic options and the objectives included in the preferred options report (POR) are included in appendix F, the POR appraisal matrix and appendix G, the POR appraisal report.

Rural Areas - The Preferred Options

- 5.5.20 The Council's Preferred Option for the rural areas is Option 2 for the following reasons:
- 5.5.21 Focusing development on a small number of settlements should enable a greater mix of housing development (tenure, size and type) in the rural area than seen currently. The plan will seek to achieve an appropriate percentage of all new homes on sites in the rural area to be 'Affordable'. This will be detailed in the Land Allocations DPD. Elsewhere 'affordable local needs' housing can be provided by way of an 'exception'.
- 5.5.22 The four settlements selected each have a primary school, shop, post office, village hall, employment and public transport service. Residential development should therefore assist in maintaining/retaining the viability of these, and other, essential facilities and services for the local community.
- 5.5.23 To avoid sprawl and retain settlement integrity and character, the least sensitive sites will be identified for development and this approach would require the designation of Development Boundaries around the selected settlements. The Council will promote the use of village design statements to ensure that the design and layout of new development appropriately reflects existing village character.

6.0 APPRAISAL OF SUBMISSION CORE STRATEGY

6.1 Appraisal of Objectives

6.1.1 The information below relates only to the appraisal of objectives that have changed significantly following consultation on the Preferred Options Report. More detailed appraisal results are contained within Appendix G.

6.1.2 **Core Strategy Objective 2 Facilitate long term economic regeneration through the diversification of the Boroughs economic base and create job opportunities to match population growth.**

6.1.3 There is potential for both positive and negative impacts depending on this location. Further information is required regarding the location of employment and the type of industry diversification will involve.

6.1.4 **Core Strategy Objective 3 Provide a range of employment sites and premises to meet the needs of businesses of all sizes in both the manufacturing and service sectors.**

6.1.5 There is potential for both positive and negative impacts depending on this location. Further information is required regarding the location of employment and the type of industry diversification will involve.

6.1.6 **Core Strategy Objective 7 Create neighbourhoods with access to facilities and services to meet the day to day needs of their communities.**

6.1.7 Additional clarification is required regarding the mode of access to services being used. Greater emphasis on services being within close proximity of communities is needed.

6.1.8 **Core Strategy Objective 10 Take measures to reduce the high rate of serious traffic accidents which occur on Telford and Wrekin's road networks.**

6.1.9 Not enough information is available to appraise this objective. The appraisal team had to question how much the Core Strategy could influence this matter. The sustainability appraisal of the Local Transport Plan would be the better placed to address this issue.

6.1.10 **Core Strategy Objective 16 Ensure the most appropriate and efficient use of natural and built resources.**

6.1.11 Many of the SA objectives were not related to the Core Strategy objective. Others were supported by the Core Strategy objective. Efficiency in the use of natural resources will reduce the demand for natural resources and therefore the pressure on the natural environment.

6.1.12 Core Strategy Objective 18 Protect and enhance the Ironbridge Gorge World Heritage Site

6.1.13 Many of the SA objectives do not relate to the Core Strategy objective. The Ironbridge Gorge contributes to the quality of the historic built and natural environment as well as enhancing the image of the area by providing an evening economy and visitor attractions in the area.

6.1.14 Core Strategy Objective 20 Protect, enhance and conserve the natural environment, areas of high biodiversity, nature conservation value and landscapes within the Borough.

6.1.15 The Core Strategy will focus development on areas other than natural areas which are better suited for development. It makes sense to retain areas of high ecological value because it is unsustainable to try to recreate them.

6.1.16 Core Strategy Objective 21 Conserve and enhance the natural beauty of the Shropshire Hills

6.1.17 Only a small number of sustainability objectives relate to this Core Strategy objective due to the specific nature of the topic.

6.1.18 Core Strategy Objective 25 Contribute to the reduction of CO2 emissions.

6.1.19 The SA highlighted the need to widen the context to greenhouse gas emission rather than CO2 emissions. Reducing our CO2 emissions makes an important and recognised contribution to sustainable development. With regards to growth, measures to reduce CO2 emissions might put some companies off, but equally it might attract the types of companies we would like in the area, that is, those with high environmental standards.

6.1.20 Core Strategy Objective 27 Create a mix of uses in key location across the Borough

6.1.21 A number of loose links were identified by the appraisal between health and education should the mix of uses includes schools or doctors however it was felt that these links were not of significance. A mix of uses creates the potential for one company to use the waste of another. A more dilute residential environment will make waste collection more difficult.

6.1.22 Core Strategy Objective 29 Build a community that develops and maximises its potential through culture.

6.1.23 The appraisal result depends on how culture is defined.

6.1.24 Core Strategy Objective 30, 31 and 32 Deliver high quality and integrated education services to transform life chances for children and families with schools at the heart of the community.

Create inclusive and life long learning communities to raise achievement and aspirations.

To support infrastructure development of schools, community clusters, and healthy schools initiatives to create learning communities and schools for the future to regenerate neighbourhoods.

6.1.25 A lengthy discussion was stimulated by these three objective regarding the degree to which planning can actually influence these objective and therefore the legitimacy of analysing the impacts at all. The following suggestions were put forward;

- housing could be located close to schools to ensure their long term viability and support healthy schools initiatives such as walking buses.
- the quality of the building and infrastructure required for life long learning communities could be influenced through the development control process for example through the use of section 106 agreements and compulsory purchase orders,
- some larger mixed use development which could potentially be proposed in a later DPD could include a school within that proposal.

6.1.26 The potential benefits from the proposed life long learning communities depend on what modes of transport are used to access the facilities and what range of facilities are provided. To achieve a 'win win' situation a range of services for all potential users would have to provided by a large number of smaller schools located in accessible locations across the Borough however it is recognised that this may not be financially viable.

6.1.27 Perhaps what needs to be said is that the Core Strategy aims to support education in achieving their objective of providing lifelong learning communities and implementing healthy schools initiative.

6.2 The Social, Environmental and Economic Effects of Policies and Suggested Mitigation Measures

6.2.1 The appraisal of the draft Core Strategy Submission Document policies are summarised below. More detailed appraisal results are contained within Appendix H.

Spatial Development Strategy

6.2.2 Given the current layout of the Borough and in particular the low density of development in the Telford urban area, this strategy (which focuses development in built up areas and specific locations in Telford) is considered to have no direct conflicts with Sustainability Objectives. It should be noted that in order to ensure these principles are followed, further explanation of what is required of developers should be included in the Development Control DPD and Carbon Burden SPD. There is potential to strengthen the strategy by making explicit mention of measures to reduce the risk of flooding.

CS1 Homes

- 6.2.3 The provision of adequate housing fits very well with most social and economic objectives, particularly as the locations of housing development will be governed by the Spatial Development Strategy. There is however an opportunity to strengthen the policy in relation to some of the environmental objectives. Housing makes up a large proportion of urban areas and therefore makes a significant contribution to the quality of the built environment. The policy provides an opportunity to ensure developments result in enhancing this quality.
- 6.2.4 There is also mention of the range of housing meeting local need and creating “locally inclusive sustainable communities”. While this is supported the wider housing need and environmental context needs to be borne in mind. Due to their number, homes have significant impacts with regards to climate change, resource use and waste. In order to be compatible with all the environmental objectives, the policy should provide ‘resource efficient’, long lasting, adaptable homes. This would contribute to satisfying long term Sustainability Objectives and ensure homes retain affordability and appropriateness. Full compatibility would depend on the production and appropriate content of the Carbon Burden and Design Guide SPD’s.

CS2 Jobs

- 6.2.5 Telford benefits from low levels of unemployment with increasing job opportunities in a variety of sectors, a situation which this policy seeks to see continue. Clearly the policy supports economic Sustainability Objectives and contributes towards some social benefits. The appraisal found no significant relationship between the policy and other objectives, although a number of sustainability issues did arise. The emphasis on higher level activity will contribute to a balance of employment opportunities, but may have an impact on rural jobs.

CS3 Central Telford

- 6.2.6 This was the policy title at the time of the SA on the draft Core Strategy policies subsequent to this appraisal this policy split into two policies for simplicity; CS3 Telford and CS4 Central Telford.
- 6.2.7 A SA of the central Telford area would suggest significant scope for the area to better contribute to sustainable development. In light of this, a major focus on the development of the centre enhancing its role as a sub-regional centre means the policy is largely compatible with sustainability objectives. Notably there is a large contribution to all four economic objectives, particularly as an evening economy is encouraged. This may have some negative impacts as trade is drawn from the district centres. The extent to which the policy supports other objectives depends on the specification of developments, to be detailed by the policies in the Central Telford Area Action Plan. In order to better fit with the social and environmental objectives, the plan should specifically address sustainable design considerations. For example,

Sustainable Urban Drainage should be considered to mitigate the increased storm water run off from impermeable surfaces such as roofs, pavements, roads and car parks.

- 6.2.8 There is no mention made of cultural or social facilities (libraries, theatres, doctors, spaces for faith groups) other than recreational, which would be essential to a sustainable sub-regional centre. Some contribution will be made to catering for the Borough's housing need, but it should be stipulated that there is a particular opportunity for adaptable buildings as their use in a central location may be subject to change over the long term.
- 6.2.9 There is likely to be negative impacts on the natural environment, especially in the Town Park, most of which has wildlife value with a section designated as a Local Nature Reserve (LNR). Any development in the park will require relocation of current park facilities, which in turn will encroach on the LNR. There is an opportunity to benefit the natural environment through the innovative use natural areas in urban design (natural planting, street trees, green roofs, etc).

CS5 District and Local Centres in Telford

- 6.2.10 Concentrating development in specific district centres is compatible with many of the Sustainability Objectives; it is important for ease of use, transport, equality, access and vitality. However, of particular concern is the need to balance investment between the town centre and the district centres themselves.
- 6.2.11 The allocated centres will concentrate a better range of facilities in one place; it may mean a loss of facilities or accessibility issues for people in other centres. A similar difference between areas may be seen in terms of quality of the built environment and, to a lesser extent, economic vitality. Ensuring the provision of a good public transport network will mitigate some issues, which could be complimented if the policy explicitly looked at linking centres and the communities they serve by pedestrian and cycle access.

CS6 Newport

- 6.2.12 The regeneration of Newport will bring significant economic and some social benefits, although it should be noted that some of these will be dependant on ensuring its role remains that of a market town. However, significant sustainability issues have been identified for Newport through the appraisal process. Increasing the number of homes in Newport increases the number of people travelling to Telford as the closest sub-regional centre, there is already 80% out-commuting from the town. This is a particular issue as the town lacks a strong public transport link. As a result people will be increasingly faced with a barrier to accessing work or facilities and rising numbers travelling by car (given current trends).
- 6.2.13 Although the policy will meet local needs, (identified through a Local Housing Needs Study) these may be in contrast to providing for the housing needs of

the Borough. Without a clear description of these needs, sustainability assessment is problematic. Increasing development in a largely rural location surrounded by large tracts of greenfield land will inevitably encroach on the wider countryside.

6.2.14 While Newport may appear to have good access to open/green space, much of the surrounding countryside is inaccessible, there is little provision of open/green space within the current urban boundaries and the potential asset of the Newport Canal SSSI is in unfavourable condition and under threat. Given that these factors are unique to Newport the policy could better reflect sustainability objectives by making special provision for developments to create, enhance and improve accessibility to open space and the natural environment.

CS7 Rural Area

6.2.15 The same sustainability issues apply to this policy as to the Newport policy, but their significance should be viewed in the right context. Developments will be on a smaller scale, so may have a lesser impact. It is important that any development which occurs in the rural areas serves the needs of the local people including that for homes, employment and services. The locations are more remote, so have less facilities meaning people have further to travel with limited public transport provision. In addition the policy does offer further protection to the natural environment resource.

CS8 Regeneration

6.2.16 Supporting regeneration throughout the Borough compliments sustainable development. Economic objectives should be met, particularly as regeneration is likely to improve the image of an area and provide opportunities for investment, but there is the possibility that existing firms can face some difficulty in regeneration areas. The policy is also compatible with most environmental objectives, although many regeneration projects can involve demolition and new construction.

6.2.17 The policy could reflect a more prudent use of natural resources if it signalled a preference for the refurbishment of existing buildings or, where this is not appropriate, the on site recycling of demolition waste. Similarly social objectives are supported by this policy, subject to the provision of suitable community amenities and facilities. It could be noted that regeneration projects are most successful where care is taken to safeguard the existing community fabric. Finally, 'Strategic regeneration initiatives' suggests developments on a larger scale. It is suggested that smaller scale regeneration projects can also make a valuable contribution to achieving Sustainability Objectives.

CS9 Accessibility and Social Inclusion

6.2.18 Affording accessibility to services and facilities close to where people live will contribute to achieving sustainable development. Issues related to the

location of services, facilities and employment are appraised in policies CS2, CS8, CS10 and -CS11. Addressing crime related barriers to using forms of sustainable transport other than the bus (such as walking) should be included in this policy. When aiming to minimise the negative impacts of car travel, social impacts such as accidents and fragmentation of communities and habitats by major routes should also be taken into account.

CS10 Community Facilities

- 6.2.19 Protecting the community's existing facilities and amenities and encouraging the provision of new ones is appraised as having obvious social benefits, and few environmental or economic impacts, giving an overall positive contribution to sustainability objectives. The policy is unlikely to result in detrimental effects on accessibility and will promote modes of travel other than the car.
- 6.2.20 The promotion of social inclusion may benefit from a definition of 'community facilities'; e.g. space for faith groups may be included. Resisting development could have negative impacts if the existing facilities have a detrimental effect on the built environment. Equally some established amenity land has wildlife value that is not as easily replaced as the primary function of the site. There are very limited links between the policy and most economic objectives, although it could present opportunities for community based enterprise.

CS11 Open Space

- 6.2.21 There are concerns as to whether the optimum use of land will be achieved if development on open space is resisted unless environmental or social benefits are achieved. Some open space may be of no value or may even have a negative impact on the local vicinity if crime and anti-social behaviour are a problem. Such open space may be better developed even if an environmental or community benefit cannot be proved.
- 6.2.22 There is also a need to ensure that new open space complements and integrates within the built environment rather than fragmenting existing communities. The open space within Telford provide the 'green lungs' thereby reducing the problems of climate change and pollution. Further, green open space performs a function in flood management in urban areas by attenuating storm water.

CS12 and CS13 Natural Environment and Resources

- 6.2.23 This was the policy title at the time of the SA on the draft Core Strategy policies subsequent to this appraisal this policy split into two policies for simplicity; CS12 Natural Environment and CS13 Environmental Resources.
- 6.2.24 When considering this policy it should be noted that a significant proportion of the Borough's wildlife and landscape value is within the urban area and many of the brownfield sites within Telford have developed into significant habitats

of biodiversity value. Presently there is some risk of flooding in the rural area north of Telford, although this risk is predicted to increase in the longer term.

6.2.25 The policy would benefit from recognising the contribution made by the natural environment; to the economy through tourism, as an educational resource and by complimenting adjacent built environment. Also, the section on flood prevention could go further in terms of climate change adaptation.

CS14 Cultural, Historic and Built Environment

6.2.26 The protection and enhancement of cultural assets fits well with social and economic sustainability objectives, by securing local distinctiveness, sense of place and encouraging tourism. However the policy may encourage more visitors to the area, resulting in more car travel related issues. Further protecting assets may conflict with more efficient use of land, unless it is clear that protecting assets will ensure that they have a functional purpose as well as a cultural one.

CS15 Urban Design

6.2.27 The policy is very much concerned with the feel, look and influence of a development. However, design is also critical to the environmental sustainability of a place, which in turn can bring greater economic and social benefits. To fully contribute to Sustainability Objectives, environmentally beneficial design aspects that do not necessarily apply to individual buildings, such as Sustainable Urban Drainage, waste management and even opportunities for district heating or power, need to be considered at an early stage. Full compatibility will be dependant on the Development Control DPD and the Design Guide and Carbon Burden SPD.



Telford & Wrekin

C O U N C I L

CORE STRATEGY DEVELOPMENT PLAN DOCUMENT

Local Development Framework

SUSTAINABILITY APPRAISAL APPENDICES

November 2007

Contents

- A:** A Blank Sustainability Appraisal Matrix
- B:** Responses to the Sustainability Appraisal Scoping Report Consultation
- C:** Representations on the sustainability Appraisal Preferred Options Report
- D:** Relevant Plans and Programmes
- E:** Matrix of Compatibility of Sustainability Objectives
- F:** Sustainability Appraisal of Core Strategy Preferred Options Report – Objectives and Options Report and Matrix
- G:** Sustainability Appraisal of Core Strategy Submission Document – Objectives Report and Matrix
- H:** Sustainability Appraisal of Core Strategy Submission Document – Policies Report and Matrix

Appendix A Example Compatibility Matrix

	Sustainability Objectives															
	S1	S2	S3	S4	S5	EN1	EN2	EN3	EN4	EN5	EN6	EN7	EC1	EC2	EC3	EC4
Plan Objectives	Improve and maintain the quality of life & community well being for all	Accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion	Provision of a range of housing that meets the needs of the Borough	Improve the health of the population	Improve the education & skills of population	Make optimum use of land & property	Reduce the need for travel & promote modes of travel other than the car	Enhance & protect the quality of the natural environment	Enhance & protect the quality of the built environment	Reduce contributions to climate change	Reduce levels of pollution	Maximise the efficient use of natural resources & minimise waste produced	Promote economic growth which is sustainable	Create a balance of employment opportunities across all sectors	Enhance the image of the area as a business location	To retain & expand existing local economic investment

Appendix B Scoping Report Representations

Our Reference: 1080

Name: Andrew Canning-Trigg, The Countryside Agency

Response:

Within the Telford and Wrekin Sustainability Principles and Objectives for the Preferred Options Report of the LDF, we have the following comments:

The Sustainability Principles would be clearer if they were defined in terms of their effect on the Environment, the Economy or the Society of the Borough;

The present set of principles and objectives include aims that are outside of the control of the statutory planning framework and are general intentions rather than specific objectives;

Objective 6 “Enhance and protect the quality of the natural environment” includes the objective to “Protect the diversity and local character of landscapes”, which the Agency welcomes. However, the indicator for this objective is the “Area of land protected by national regional and local designations”, the Agency objects to the proposed indicator for a number of reasons;

The statement elevates local designations to the same status as nationally designated landscapes which are identified in PPS7 as having the highest status of protection;

A measure of the total area of land protected is unrealistic given that:

The Agency has no current proposals to increase the size of the Borough’s current A.O.N.B; or
To create any new A.O.N.B or National Park within the Borough;

In accordance with PPS7 Local Designations should only be used in exceptional circumstances where it can be demonstrated that Landscape Character Assessment would fail to provide sufficient protection for a locally significant protection for a locally significant landscape area;

The Agency would wish to see the advocacy of Landscape Character Assessment (LCA) as a tool to manage development and protect diversity and local landscapes within the Borough. The use of LCA would also enable a qualitative indicator to record the impact of the Principles and Objectives within the Plan;

The Objective does not contain specific reference to the Shropshire Hills A.O.N.B. part of which lies within the Borough. The Agency would wish to see an objective added that protects this nationally designated landscape, within the Borough.

Our Reference: 730

Name: Justin Burnett, The Environment Agency

Response:

The Agency support the drive towards sustainable development and the partnership approach to achieving this and has the following more detailed comments to make on the sustainability principles as given in Appendix 1

Make optimum use of land and property

Where contamination is known to exist or is suspected, a Ground Investigation and Remediation Strategy should be provided by the developer before a planning application is decided to ensure safe development of the site.

Enhance and protect the quality of water resource

In accordance with PPG 25, the Agency would require a Flood Risk Assessment for development within Flood Zones 2 and 3 and also for development over 1 ha in Flood Zone 1 to help reduce the risk of flooding both to the new development and to existing development.

The Agency in conjunction with the LPA promotion the incorporation of Sustainable Drainage (SuDs) techniques and Best Management Practice, subject to local ground conditions. These may include:

Preventative measures (e.g. rainwater harvesting, recycling, good practice design and maintenance)

The use of permeable surfaces (e.g. porous pavements)

Soakaways/infiltration ditches, conveyance swales, etc.

Detention and retention pools and wetland areas etc.

These methods should be included as a means of reducing the adverse environmental effects of surface water drainage from increased impermeable areas. Examples are given in the Agency's "Guide to Sustainable Urban Drainage". A copy of which can be obtained from this office.

The application of these techniques has a number of advantages, which include:

- Avoiding creating or exacerbating localised flooding issues
- Reducing pollution risk and improving the water quality of run off thus reducing environmental degradation
- Encouraging groundwater recharge

Minimising the disruption of existing drainage patterns

- Providing an opportunity to enhance the amenity and ecological value of developments through the provision of features such as ponds, green swales etc.

For all these reasons the adoption of course control improves the sustainability of developments and may reduce costs to the developer as well as the overall costs to society of a new development and provides a measure of minimising the impact of flooding, particularly in context of climate change.

The number of reported pollution incidents could be used to indicate risk to the water environment (both surface and ground).

Our Reference: 743

Name: Amanda Smith, English Heritage

Response

As currently set out the sustainability principles are divided between the 'natural environment' and 'built environment' – the latter used to primarily address various historical environment assets. The historic environment asset in its own right as currently reflected in the recently published Regional Planning Guidance. A specific section on the historic environment would be the preferred option, but failing this recognition of this overlap should be recognised.

Following on from the above point – an example of this overlap relates to landscape character. The assessment criterion 'Protecting the diversity and local character of landscapes' is currently under principle 6, however landscape character is a function of natural and built components, and indeed there is also historic dimension. The latter is reflected in the on-going programme of Historic Landscape Characterisation projects. These are generally county based in partnership with English Heritage. Shropshire County Council's project is currently underway – and the reference to protecting historic townscapes under (7) should also be extended to refer to 'historic landscapes' in order to take account of this wider characterisation programme.

More specifically under the set of criteria in principle 7, no specific mention is given to conservation areas (although a reference to historic townscapes is included), historic buildings (listed or of local historic interest) and the importance of their settings (specifically listed buildings, Scheduled Monuments, conservation areas). In view of the importance of non-designated aspects of the historic environment which make an essential contribution to local character and distinctiveness, a further criterion could be included which refers more broadly to other features of historic or cultural interest. The first criterion relating to settlements is welcomed, although I feel that the term 'distinctiveness' would be of equal relevance to settlements as with their wider landscapes (see 6).

With regard to the set of proposed indicators, it is not clear whether these are aimed at setting a general baseline or whether they will be used to measure the likely impact of different options (positive or negative). On both counts a number of amendments and perhaps change of emphasis would be useful. Ideally the indicators should cover the range of historic environment assets (archaeology, buildings, areas, landscapes) and embody some form of indication of change whether positive or negative i.e. the number, % or area of historic buildings, sites and areas, including locally listed assets, affected. The existing makes reference to listed buildings at risk, however it should be noted that the national Register of buildings at risk only covers to date Grade I and II buildings and obviously to be comprehensive Grade II buildings would also need to be tackled. Although Conservation Areas are mentioned, a better indicator for helping to determine the impact of change on their character or appearance would be the coverage of Conservation Area Appraisals, not simply the amount of land within an area or the number of areas. Finally the last indicator on community involvement is welcomed, and would also be of direct relevance to the historic environment in terms of helping

to identify what features, areas, spaces etc are valued by communities and should be retained, reused and renewed.

Our Reference: 720
Name: Eric Steer, English Nature

Response:

Integrating SEA and environmental appraisals

Initially I would point you to section 5 of the booklet. Section 5 deals with the integration of SEA and sustainability appraisals. It addresses the problems often caused by the wider coverage of issues under sustainability appraisals (see section 5.2 page 63-64).

Integrating the two processes is new and untested. Generally speaking sustainability appraisals cover a wider range of subjects. SEA focuses more on building up from baselines and looking at options and solving environmental issues.

The step approach to SEA is often missed in sustainability appraisals. Section 4.5 of the booklet is about establishing baselines for the environment. English Nature believes that establishing the baseline is fundamental to make assessments on proposed changes. Baselines are also important because they provide a context for the environmental features in the plan area as set against a wider regional and national environmental picture. I feel this step has not been made and that the process has jumped very quickly to the next stage which is to set objectives and indicators.

It might be helpful to do a matrix of the relevant environmental assets covered by the plan, with rows of environmental issues/plans and columns of principles, objectives and indicators. This process could ensure all the environmental issues are highlighted and covered in the objectives and targets. It may also provide a good audit of how the objectives and indicators were derived. Perhaps this is an issue we could discuss in more detail.

Setting objectives and targets

The setting of the objectives and indicators is covered in section 4.4 of the booklet. Objectives and Targets for nature conservation could be framed as inputs or outcomes. Nature conservation also lends itself to having specific O&Ts and a number of general ecosystem O&Ts. Certain O&Ts may cover a number of sustainability principles but the development of a baseline matrix would provide a reference point to show how O&Ts meet different nature conservation issues.

For example using the proposed sustainability principle 14 (Enhance and protect the quality of water resources). As well as meeting flood prevention/protection there is significant nature conservation benefits from attenuating flood events. This may be in the river channel itself (meadows, breeding birds supporting habitats for mammals like bats and otters).

General objectives could be to promote land uses that reduce the runoff from developments, reducing flood plain developments, maintaining grasslands and supporting extensive farming practises in flood areas to soak up or retain waters.

The targets for nature conservation in sustainability principle 14 could be specific (establish xx more otters territories along Y rivers) or more general, ensure “named” river systems are not developed to stop the spread of otter populations. This could include input targets like “no inappropriate development along river banks”.

Appendix C Core Strategy Preferred Options Report Sustainability Appraisal Representations and Officer Responses.

Our Reference: D00794/001
Name: Mrs M Taylor, Sport England

Representation:

Sport England is again trying to help come up with useful measures of how physical activity improves health. This is particularly important and new Comprehensive Performance Assessment KPIs will soon be announced by national Government for cultural activities which will include physical activity. It is expected that there will be an indicator measuring the % of the population taking exercise 3 times a week.

In order to deliver this KPI Sport England, on behalf of DCMS, are currently undertaking a national survey called 'Active People'. Again data will be collected down to local authority level and the survey will be repeated every 3 years.

Sport England therefore suggests that an indicator is included under S4 - % of the population taking 30 minutes exercise 3 times a week.

Officer Response

The objecting response relates to the details of the objectives and indicators in the scoping report. A group of officers from the councils' departments including, environmental health, economic development, leisure, landscape and transport was set up to consider the development of the sustainability objectives. This group was also used to ensure that a good range of indicators were used to demonstrate the progress towards achievement of the sustainability objectives and therefore sustainable development. The statutory consultees; Environment Agency, Countryside Agency, English Nature (CA and EN now Natural England) and English Heritage, were consulted on a draft set of objectives and their comments have been incorporated into the objectives as set out in the scoping report. Your comments have been noted and will be considered should an opportunity to review the scoping report arise.

Officer recommendation
No change

Our Reference: D00794/002
Name: Mrs M Taylor, Sport England

Representation:

Both S1 and S2 social objectives seek to enhance access to facilities to achieve an improvement in well being and social inclusion. The indicators are very limited however and Sport England feel we could help provide another indicator, which would improve the range of measurements.

Sport England has recently released a database called Active Places, which holds data on many categories of sport and recreation facilities across the whole of England, broken down to local authority level and below. We are in the process of

promoting this to Local Authorities who, if they sign up and agree to help us keep it up to date, can have free use of it. You can interrogate it to find out what facilities are provided in relation to the level of population, distance and deprivation areas etc. It could therefore give you a clear measure of what sport and recreation facilities were accessible to the community.

To become a registered user (we are encouraging on planning , leisure, GIS and Education officers to have access in each LA) please contact me or go to the website www.activeplaces.com

Officer Response

The objecting response relates to the details of the objectives and indicators in the scoping report. A group of officers from the councils' departments including, environmental health, economic development, leisure, landscape and transport was set up to consider the development of the sustainability objectives. This group was also used to ensure that a good range of indicators were used to demonstrate the progress towards achievement of the sustainability objectives and therefore sustainable development. The statutory consultees; Environment Agency, Countryside Agency, English Nature (CA and EN now Natural England) and English Heritage, were consulted on a draft set of objectives and their comments have been incorporated into the objectives as set out in the scoping report. Your comments have been noted and will be considered should an opportunity to review the scoping report arise.

Officer recommendation

No change

Our Reference: D00992/004

Name: Mrs F Harper, Newport Civic Society

Representation:

Paragraph S3 should read 'size of land being developed' not 'development'

Officer Response

Comment Noted

Officer Recommendation

Change accordingly

Our Reference: D01080/001

Name: Mr A Canning-Trigg, The Countryside Agency

Extra Text

EC1 – Change wording to policy and additional indicator suggested

Representation:

Alternative wording - Encourage development of a diversified and enterprising rural economy, which will meet the needs of a managed rural environment. Rural Diversification - it is not apparent how this would be measured and whether all

diversification is actually beneficial, we would suggest a measure of new businesses created in rural areas using assistance provided by the RDS.

Officer Response

The objecting response relates to the details of the objectives and indicators in the scoping report. A group of officers from the councils' departments including, environmental health, economic development, leisure, landscape and transport was set up to consider the development of the sustainability objectives. This group was also used to ensure that a good range of indicators were used to demonstrate the progress towards achievement of the sustainability objectives and therefore sustainable development. The statutory consultees; Environment Agency, Countryside Agency, English Nature (CA and EN now Natural England) and English Heritage, were consulted on a draft set of objectives and their comments have been incorporated into the objectives as set out in the scoping report. Your comments have been noted and will be considered should an opportunity to review the scoping report arise.

Officer Recommendation

No change

Our Reference: D01080/002

Name: Mr A Canning-Trigg, The Countryside Agency

Extra Text

EN3 - Landscape indicator required for this objective.

Recognition of the requirement to protect the Shropshire Hills AONB and the indicators provided by the monitoring undertaken as part of the management plan (as required by the CROW Act 2000).

Area and % of land contained within the RDA's agri-environment schemes as a year on year comparative measure of the quality of the countryside.

No requirement to conserve, enhance or protect biodiversity.

Representation:

There is no indicator for the protection of Landscape, the Countryside Agency, in compliance with PPS7 recommends the use of Landscape Character Assessment as the best method of determining the change within the Landscape. The Countryside Quality Counts (CQC) database would also provide a Borough wide outline of condition of the natural environment and landscape.

The Countryside Agency supports the creation, enhancement and protection of Landscape Diversity and we would seek recognition of this as an environmental objective.

Officer Response

The objecting response relates to the details of the objectives and indicators in the scoping report. A group of officers from the councils' departments including, environmental health, economic development, leisure, landscape and transport was set up to consider the development of the sustainability objectives. This group was also used to ensure that a good range of indicators were used to demonstrate the

progress towards achievement of the sustainability objectives and therefore sustainable development. The statutory consultees; Environment Agency, Countryside Agency, English Nature (CA and EN now Natural England) and English Heritage, were consulted on a draft set of objectives and their comments have been incorporated into the objectives as set out in the scoping report. Your comments have been noted and will be considered should an opportunity to review the scoping report arise.

Officer Recommendation

No change

Our Reference: D01100/011

Name: Mrs H Berry, The Environment Agency

Representation:

EN7 - Include additional indicators

- no of properties with wind/solar/geothermal power
- no of properties with grey water recycling

Officer Response

The objecting response relates to the details of the objectives and indicators in the scoping report. A group of officers from the councils' departments including, environmental health, economic development, leisure, landscape and transport was set up to consider the development of the sustainability objectives. This group was also used to ensure that a good range of indicators were used to demonstrate the progress towards achievement of the sustainability objectives and therefore sustainable development. The statutory consultees; Environment Agency, Countryside Agency, English Nature and English Heritage, were consulted on a draft set of objectives and their comments have been incorporated into the objectives as set out in the scoping report. Your comments have been noted and will be considered should an opportunity to review the scoping report arise.

Officer Recommendation

No change

Our Reference: D01100/012

Name: Mrs H Berry, The Environment Agency

Representation:

EN6 - Insert new bullet point "remediate contaminated land to an acceptable level"

Officer Response

The objecting response relates to the details of the objectives and indicators in the scoping report. A group of officers from the councils' departments including, environmental health, economic development, leisure, landscape and transport was set up to consider the development of the sustainability objectives. This group was also used to ensure that a good range of indicators were used to demonstrate the progress towards achievement of the sustainability objectives and therefore sustainable development. The statutory consultees; Environment Agency,

Countryside Agency, English Nature (CA and EN now Natural England) and English Heritage, were consulted on a draft set of objectives and their comments have been incorporated into the objectives as set out in the scoping report. Your comments have been noted and will be considered should an opportunity to review the scoping report arise.

Officer Recommendation

No change

Our Reference: D01637/005

Name: Mrs J Tetsill, Shropshire Hills Area of Outstanding Natural Beauty

Extra Text

New Environment Objectives and Indicators should be included as follows:

- “1. Protect and enhance the nationally protected landscape of the Shropshire Hills AONB
2. Maintain and enhance the local landscape character and distinctiveness in the countryside

The Indicators for these Objectives should be:

1. Prepare and implement a Conservation Plan and a Management Plan for the Wrekin and Ercall areas
2. Area and % of land in Agri-environment schemes (including Woodland Grant) or equivalent”.

Representation:

This Sustainability Appraisal does not have regard to section 85 of the Countryside and Rights of Way Act 2000 which states that "in exercising or performing any functions in relation to, or so as to affect, land" in these areas,(AONBs) relevant authorities "shall have regard" to their purposes. More specifically, section 89 states that the relevant local authority in respect of an area of outstanding natural beauty shall 'prepare and publish a plan which formulates their policy for the management of the area of outstanding natural beauty and for the carrying out of their functions in relation to it.'

A Management Plan for the Shropshire Hills was published in 2004 by the AONB Partnership - of which the Borough of Telford and Wrekin are members. The Management Plan should form part of the background to the Core Strategy and the Borough should show how the purposes of AONB designation and the Management Plan have been considered, when formulating the Key Issues for the Core Strategy.

In addition, the Environment Technical Paper (part of the background for the LDF) makes no reference to the Shropshire Hills AONB or the AONB Management Plan. The Core Strategy is thus not founded on a robust and credible evidence base.

Officer Response

The objecting response relates to the details of the objectives and indicators in the scoping report. A group of officers from the councils' departments including, environmental health, economic development, leisure, landscape and transport was

set up to consider the development of the sustainability objectives. This group was also used to ensure that a good range of indicators were used to demonstrate the progress towards achievement of the sustainability objectives and therefore sustainable development. The statutory consultees; Environment Agency, Countryside Agency, English Nature (CA and EN now Natural England) and English Heritage, were consulted on a draft set of objectives and their comments have been incorporated into the objectives as set out in the scoping report. Your comments have been noted and will be considered should an opportunity to review the scoping report arise.

Officer Recommendation

No change

Appendix D Relevant Plans and Programmes

Relevant Plans and Programmes at International, National, Regional and Local Level

The Local Development Framework is influenced by numerous plans and programmes on a range of levels including International, National, Regional and Local level. The following plans and programmes contain social, environmental and economic objectives that influence the vision, strategy and policies contained within the documents that form the Local Development Framework (LDF). These relationships that have been identified will enable potential synergies to be exploited and any inconsistencies or constraints to be addressed.

Plan / Policy	Objectives	Implications for Plan	Implications for SA
International			
<p><u>The Rio Earth Summit Agreements, 1992:</u></p> <p>Agenda 21</p> <p>Rio Declaration on Environment & Development</p> <p>Statement of Forest Principles</p>	<p>Agenda 21 is a comprehensive programme of action for global action in all areas of sustainable development. It includes actions for combating poverty, changing patterns of production & consumption, conserving & managing the natural resources & preventing deforestation etc.</p> <p>The Rio Declaration is a series of 27 principles defining the rights & responsibilities of States. These include:</p> <ul style="list-style-type: none"> that human beings are at the centre of concerns for sustainable development. They are entitled to a healthy & productive life in harmony with nature; that scientific uncertainty should not delay measures to prevent environmental degradation where there are threats of serious or irreversible damage <p>The Statement of Forest Principles is a non-legally binding document, which sets out a series of principles for the sustainable management of forests.</p>	<p>Consider principles of LA21 throughout plan making</p>	<p>Incorporate into SA objectives</p>
European Spatial Development Perspective			
	<p>Promoting a mixture of functions and social groups, particularly in the largest urban areas, to combat the social exclusion part of the population and restructure and reuse areas in crisis and derelict industrial land.</p> <p>Managing waste and resources such as water, soil and energy intelligently, safeguarding the natural and cultural heritage and expanding natural areas.</p> <p>Making towns accessible using efficient and non-polluting transport</p> <p>Rediscovering multifunctionality in an agriculture aiming at quality (food safety, local products, country tourism, development of heritage and landscapes, use of renewable energy)</p>		

	<p>Need for integrated transport system, particularly public transport</p> <p>Conservation and sustainable use of biodiversity</p> <p>Preservation and restoration of landscapes and heritage</p> <p>Reducing carbon dioxide emissions by promoting settlement structures which use less energy, generate less traffic and make greater use of renewable energy.</p> <p>Management of surface and groundwater, including use, flooding and drought.</p>		
<u>Directive on the conservation of wild birds (79/409/EEC)</u>	<p>The Directive relates to the conservation of all species of naturally occurring birds in the wild state in the European territory of the Member States to which the Treaty applies. It covers the protection, management and control of these species and lays down rules for their exploitation. It applies to birds, their eggs, nests.</p> <p>The Directive requires that measures are taken to preserve, maintain or re-establish a diversity of habitats for all the birds listed in Article One.</p>	Consider in environmental policy	Incorporate into environmental set of SA objectives.
<u>EU Water Directive, 2000/60/EC</u>	The purpose of the Directive is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater.	Need to consider water quality in Environmental Policy section	Ensure water quality is considered in SA objectives and indicator
European Nitrates Directive (1991)	Reducing water pollution resulting from agricultural sources (spreading or discharge of livestock effluents and the excessive use of fertilisers) and preventing further such pollution		
European Air Quality Directive (1992)	Avoid, prevent or reduce concentrations of harmful air pollutants and limit values and/or alert thresholds set for ambient air pollution levels		
<u>Conservation of Natural Habitats and Wild Flora & Fauna Directive 92/43/EEC</u>	The purpose of the Directive is to contribute towards ensuring biodiversity through the conservation of natural habitats and of wild fauna and flora in the European territory of Member States	Integrate into environmental policies	Incorporate into SA objectives – Indicators could measure impact on habitats, flora and fauna
<u>The UN Framework Convention on Climate Change; the Kyoto Protocol</u>	<p>The UK is a signatory to the Kyoto Protocol, which came into force 21 March 1994.</p> <p>The objective of the Protocol is to achieve the stabilization of greenhouse gases in the atmosphere at a level that would prevent dangerous anthropogenic interference with the climate system. The Protocol includes the principle of taking precautionary measures to anticipate, prevent or</p>	Integrate into all plan considerations	Ensure climate change considerations are incorporated into SA objectives.

	minimise the causes of climate change and to mitigate its adverse effects.		
<u>Energy Performance in Buildings Directive 2002/91/EEC</u>	The objective of the Directive is to promote the improvement of the energy performance of buildings within the Community [EC], taking into account outdoor climatic and local conditions, as well as indoor climate requirements and cost effectiveness.	Incorporate into SPD on design	Due to be transposed into UK law 4 January 2006. Incorporate into SA indicators use of Energy Efficiency

Plan / Policy	Objectives	Implications for Plan	Implications for SA
National			
<u>UK Sustainable Development Strategy, 1999</u>	The four key objectives of the Strategy are: social progress which recognises the needs of everyone; effective protection of the environment; prudent use of natural resources; and maintenance of high and stable levels of economic growth and employment.	Incorporate into all levels of plan	NB Strategy is currently under review. New version due early 2005. Transfer key objectives for the SDS into SA objectives
<u>Energy White Paper, 2003</u>	The White Paper has four key goals: to put ourselves on a path to cut the UK's carbon dioxide emissions by some 60% by about 2050, with real progress by 2020; to maintain the reliability of supplies; to promote competitive markets in the UK and beyond, helping to raise the rate of sustainable economic growth and to improve our productivity; to ensure that every home is adequately and affordably heated.	Ensure that measures are translated into policies at all levels of plan, especially in Reducing Carbon Burden SPD	Measure achievement of incorporation of Energy Efficiency Measures.
PPG's and Planning Policy Statements	Objectives		
PPS 1 Creating Sustainable Communities (Consultation Draft 2004)	Aim: Integrating the four themes of sustainable development into the planning system which are: Maintenance of high and stable levels of growth and employment Social progress which recognises the needs of everyone Effective protection of the environment The prudent use of natural resources Planning policies should seek to : Promote urban and rural regeneration to improve the wellbeing of communities Promote regional and sub regional and local economies Promote communities which are inclusive, healthy, safe and crime free Bring forward sufficient land of a suitable quality in the right locations to meet needs for all types of development Give high priority to ensuring access to all jobs, health, education, shops, leisure and community facilities	Ensure objectives are transferred throughout plan policies and core strategy	Transfer themes into all SA objectives and considerations
PPG 3 Housing	Local authorities should: plan to meet the housing requirements of the whole community, including those in need of affordable and special needs housing;	Incorporate into Housing, Design, Site Allocation, Conversion etc. into all aspects of all plans at all levels	Incorporate consideration of meeting housing requirements and use of Brownfield land etc. into SA Objectives and

	<p>provide wider housing opportunity and choice and a better mix in the size, type and location of housing than is currently available, and seek to create mixed communities;</p> <p>provide sufficient housing land but give priority to re-using previously-developed land within urban areas, bringing empty homes back into use and converting existing buildings, in preference to the development of greenfield sites;</p> <p>create more sustainable patterns of development by building in ways which exploit and deliver accessibility by public transport to jobs, education and health facilities, shopping, leisure and local services;</p> <p>make more efficient use of land by reviewing planning policies and standards;</p> <p>place the needs of people before ease of traffic movement in designing the layout of residential developments;</p> <p>seek to reduce car dependence by facilitating more walking and cycling, by improving linkages by public transport between housing, jobs, local services and local amenity, and by planning for mixed use; and</p> <p>promote good design in new housing developments in order to create attractive, high-quality living environments in which people will choose to live.</p>		measure achievement of use of previously developed land and densities
PPG 4: Industrial , Commercial development and small firms	<p>Development Plans offer the opportunity to:</p> <p>encourage new development in locations which minimise the length and number of trips, especially by motor vehicles;</p> <p>encourage new development in locations that can be served by more energy efficient modes of transport (this is particularly important in the case of offices, light industrial development, and campus style developments such as science and business parks likely to have large numbers of employees);</p> <p>discourage new development where it would be likely to add unacceptably to congestion;</p> <p>locate development requiring access mainly to local roads away from trunk roads, to avoid unnecessary congestion on roads designed for longer distance movement.</p>	Consider transferring themes into Economy section of plan	Transfer into Economic SA Objectives
PPS 6: Planning for Town Centres	<p>The Government's key objectives for town centres is to promote their vitality and viability by:</p> <ul style="list-style-type: none"> • planning for the growth and development of existing centres; and • promoting and enhancing existing centres, by focusing 	Incorporate into Development Control DPD and Central Telford Area Action Plan	Consider implications for SA framework

	development in such centres and encouraging a wide range of services in a good environment, accessible to all.		
PPS 7: Sustainable Development in Rural Areas	To raise the quality of life and the environment in rural areas To promote more sustainable patterns of development: Promoting the development of the English regions by improving their economic performance so that all are able to reach their full potential To promote sustainable, diverse and adaptable agriculture sectors	Include in policies for planning in rural areas	Consider for inclusion in SA objectives
PPG 8: Telecommunications	to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum. to ensure that people have a choice as to who provides their telecommunications service, a wider range of services from which to choose and equitable access to the latest technologies as they become available. Material considerations include the significance of the proposed development as part of a national network. Authorities should not seek to prevent competition between different operators and should not question the need for the telecommunications system which the proposed development is to support.	Incorporate into Telecommunications policy within plan to facilitate use of telecommunications and advances in technology	Encourage consideration in Indicators of use of telecommunication as an alternative to traditional methods that are less sustainable
PPG 9: Nature Conservation	to ensure that its policies contribute to the conservation of the abundance and diversity of British wildlife and its habitats, or minimise the adverse effects on wildlife where conflict of interest is unavoidable, to meet its international responsibilities and obligations for nature conservation. to make adequate provision for development and economic growth whilst ensuring effective conservation of wildlife and natural features as an important element of a clean and healthy natural environment.	Incorporate into nature conservation policies in all plan levels	Ensure SA objectives include reference and indicators
PPG 10 Planning and Waste	to provide a planning framework which enables adequate provision to be made for waste management facilities to meet the needs of society for the re-use, recovery and disposal of waste, taking account of the potential for waste minimisation and the particular needs in respect of special waste ¹ ; to help meet the needs of business and encourage	Incorporate into Waste DPD	Ensure SA Objectives and indicators consider waste management

	<p>competitiveness;</p> <p>to encourage sensitive waste management practices in order to preserve or enhance the overall quality of the environment and avoid risks to human health;</p> <p>to have regard to the need to protect areas of designated landscape and nature conservation value from inappropriate development;</p> <p>to minimise adverse environmental impacts resulting from the handling, processing, transport and disposal of waste;</p> <p>to consider what new facilities may be needed, in the light of wastes forecast to arise; and,</p> <p>to ensure that opportunities for incorporating re-use/recycling facilities in new developments are properly considered.</p>		
PPS 11: Regional Spatial Strategy West Midlands (RSS)	See Regional Plans Section		
PPS 12: Local Development Frameworks	<p>PPS12 aims to promote a proactive, positive approach to managing development. The key aims are:</p> <p>Flexibility – responding to changing local circumstances to ensure plans are prepared and reviewed more quickly</p> <p>Strengthening Community and Stakeholder Involvement</p> <p>Front Loading – seek consensus on essential issues early in the preparation of the LDF</p> <p>Sustainability Appraisal – ensure that LDF documents are prepared with the objective of contributing to the achievement of sustainable development</p> <p>Programme Management –</p> <p>Soundness – ensuring the LDD'S are soundly based in terms of content and process with a credible evidence base.</p>	Integrate at all levels of plan including the Statement of Community Involvement and Local Development Scheme	Ensure that themes of PPS12 are transferred into methodology of undertaking SA
PPG13: Transport	<p>actively manage the pattern of urban growth to make the fullest use of public transport, and focus major generators of travel demand in city, town and district centres and near to major public transport interchanges;</p> <p>locate day to day facilities which need to be near their clients in local centres so that they are accessible by walking and cycling;</p> <p>accommodate housing principally within existing urban areas, planning for increased intensity of development for both housing and other uses at locations which are highly</p>	Ensure that transport implications of all plans and spatial strategies are considered at all levels of plan	Incorporate into SA objectives and Indicators

	<p>accessible by public transport, walking and cycling;</p> <p>ensure that development comprising jobs, shopping, leisure and services offers a realistic choice of access by public transport, walking, and cycling, recognising that this may be less achievable in some rural areas;</p> <p>in rural areas, locate most development for housing, jobs, shopping, leisure and services in local service centres which are designated in the development plan to act as focal points for housing, transport and other services, and encourage better transport provision in the countryside;</p> <p>ensure that strategies in the development and local transport plan complement each other and that consideration of development plan allocations and local transport investment and priorities are closely linked;</p> <p>use parking policies, alongside other planning and transport measures, to promote sustainable transport choices and reduce reliance on the car for work and other journeys;</p> <p>give priority to people over ease of traffic movement and plan to provide more road space to pedestrians, cyclists and public transport in town centres, local neighbourhoods and other areas with a mixture of land uses;</p> <p>ensure that the needs of disabled people as pedestrians, public transport users and motorists - are taken into account in the implementation of planning policies and traffic management schemes, and in the design of individual developments;</p> <p>consider how best to reduce crime and the fear of crime, and seek by the design and layout of developments and areas, to secure community safety and road safety; and protect sites and routes which could be critical in developing infrastructure to widen transport choices for both passenger and freight movements.</p>		
PPG14: Development of Unstable Land	<p>to advise local authorities, landowners and developers on the exercise of planning controls over development on land which is unstable or is potentially unstable. The aim is not to prevent the development of such land, though in some cases that may be the appropriate response. Rather it is to ensure that development is suitable and that the physical constraints on the land are taken into account at all stages of planning. Any scope for remedial, preventive or precautionary measures must also be fully explored so that land is not sterilised unnecessarily. It is equally important that where instability problems do arise, they should be adequately recorded so that the experience gained can be of benefit to the wider</p>	Consider for inclusion in plan	

	community.		
PPG15: Planning and the historic environment	<p>there should be effective protection for all aspects of the historic environment. The physical survivals of our past are to be valued and protected for their own sake, as a central part of our cultural heritage and our sense of national identity. They are an irreplaceable record which contributes, through formal education and in many other ways, to our understanding of both the present and the past. Their presence adds to the quality of our lives, by enhancing the familiar and cherished local scene and sustaining the sense of local distinctiveness which is so important an aspect of the character and appearance of our towns, villages and countryside. The historic environment is also of immense importance for leisure and recreation.</p> <p>ensure that the means are available to identify what is special in the historic environment; to</p> <p>define, through the development plan system its capacity for change; and, when proposals for new development come forward, to assess their impact on the historic environment and give it full weight, alongside other considerations.</p>	Incorporate into plan in environmental and built environment sections and design SPD	Consider inclusion in SA Objectives
PPG 16: Archaeology and Planning	<p>reconcile the need for development with the interests of conservation including archaeology. Detailed development plans (i.e. local plans and unitary development plans) should include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings. The proposals map should define the areas and sites to which the policies and proposals apply. These policies will provide an important part of the framework for the consideration of individual proposals for development which affect archaeological remains and they will help guide developers preparing planning applications.</p>	Consider inclusion in plan at local level	Consider in SA Objectives
PPG17: Open Space , sport and recreation	<p>Open spaces, sport and recreation all underpin people's quality of life. Well designed and implemented planning policies for open space, sport and recreation are therefore fundamental to delivering broader Government objectives.</p> <p>supporting an urban renaissance, supporting a rural renewal, promotion of social inclusion and community cohesion, health and well being, promoting more sustainable development</p>	Ensure plan includes appropriate open space policies and effective Green Space Strategy	Contain within SA Objectives and measure access to.

	Local authorities should undertake robust assessments of the existing and future needs of their communities for open space, sports and recreational facilities.		
PPG19: Outdoor Advertisement Control	To control advertisements, when it is justified, in the interests of "amenity" and "public safety".	Contain within Development Control Policies	
PPG21: Tourism	<p>maximising the economic and employment benefits that tourism can bring;</p> <p>promoting geographical and seasonal spread of tourism;</p> <p>encouraging the development of non-traditional destinations as well as the more popular visitor locations;</p> <p>respecting the needs of the tourist industry and its customers;</p> <p>safeguarding of the environment; and</p> <p>protecting the interests of the communities that cater for its needs, but feel its effects.</p>	Ensure plan considers inclusion of policies for tourism – particularly relating to World Heritage Site	Consider in SA framework
PPS22: Renewable Energy August 2004	<p>Renewable energy developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic, and social impacts can be addressed satisfactorily.</p> <p>policies designed to promote and encourage, rather than restrict, the development of renewable energy resources.</p> <p>recognise the full range of renewable energy sources, their differing characteristics, locational requirements and the potential for exploiting them subject to appropriate environmental safeguards.</p> <p>set out the criteria that will be applied in assessing applications for planning permission for renewable energy projects.</p>	Contain policies in LDF for Renewable Energy projects within Environment Sections	Consider in SA Objectives
PPG23: Planning and Pollution Control	<p>prevent pollution at source;</p> <p>minimise the risk to human health and the environment;</p> <p>encourage the most advanced technical solutions that can be cost-effectively applied;</p> <p>and apply a critical loads approach to pollution, in order to protect the most vulnerable environments.</p> <p>Regulate the location of development and the control of operations in order to avoid or minimise adverse effects on the use of land and on the environment; and what happens after any development or use of land, so that land (and water resources) are restored to such a condition as to be capable of the agreed</p>	Contain within LDF policies in the environmental section	Contain within SA Objectives and Indicators

	after use, once any development or use of land has ceased.		
PPG24: Planning and Noise	<p>noise-sensitive developments are located away from existing sources of significant noise (or programmed development such as new roads) and that potentially noisy developments are located in areas where noise will not be such an important consideration or where its impact can be minimised.</p> <p>avoid potentially noisy developments in areas, which have remained relatively undisturbed by noise nuisance and are prized for their recreational and amenity value for this reason.</p>	Contain within LDF policies in the environmental section and location of development to minimise bad neighbours	Contain within SA Objectives and Indicators
PPG25: Development and Flood Risk	<p>recognising that the susceptibility of land to flooding is a material planning consideration;</p> <p>giving appropriate weight to information on flood-risk and how it might be affected by climate change in preparing development plans and considering individual proposals for development;</p> <p>consulting the Environment Agency, which has the lead role in providing advice on flood issues at a strategic level and in relation to planning applications, and other relevant organisations;</p> <p>applying the precautionary principle to decision-making so that risk is avoided where possible and managed elsewhere;</p> <p>improving the information available to the public about the risks of locating human activities in areas susceptible to flooding;</p> <p>taking into account the responsibility of owners for safeguarding their own property as far as is reasonably practicable;</p> <p>recognising that flood plains⁵ and washlands⁶ have a natural role as a form of flood defence as well as providing important wildlife habitats and adding to landscape value; and</p> <p>recognising that engineered flood reduction measures may not always be the appropriate solution, since they can have economic and environmental costs and impacts on the natural and built environment, need maintenance and replacement and cannot eliminate all risk of flooding.</p>	Contain within LDF policies in the environmental section and consider encouraging sustainable drainage measures in design SPD	Ensure flood risk is incorporated into SA Indicators

Plan / Policy	Objectives	Implications for Plan	Implications for SA
Regional			
Regional Planning Guidance for the West Midlands RGP 11 June 2004 (RSS)	<p>The Spatial Strategy Objectives of the plan are:</p> <ul style="list-style-type: none"> To make the Major Urban Areas of the West Midlands increasingly attractive places where people want to live, work and invest To secure the regeneration of the rural areas of the region To create a joined up multi centred Regional structure where all areas / centres have distinct roles to play To retain the Green Belt, but allow adjustment of boundaries where this is necessary to support urban regeneration To support the cities and towns of the Region to meet their local and sub regional development needs To support the diversification and modernisation of the Region's economy while ensuring that opportunities for growth are linked to meeting needs and reducing social exclusion To ensure the quality of the environment is conserved and enhanced across all parts of the Region To improve significantly the Region's transport systems To promote the development of a network of strategic centres across the Region; and To promote Birmingham as a world city 	(incorporates the Regional Transport Strategy) Incorporate in all levels of plan especially Core Strategy	Transfer themes into SA Objectives
Regional Biodiversity Strategy for the West Midlands Jan 2005	<p>Maintaining and improving the condition of habitats, species and ecosystems Developing an area based approach to restoring wildlife Monitoring the condition of habitats, species and ecosystems Re-connecting and integrating action for biodiversity with other environmental, social and economic activity Coping with the impacts of climate change</p>	Ensure considerations are included in Environmental sections and policies of the plan	Incorporate into SA objectives and measure condition of habitats and species in indicators as appropriate
West Midlands Regional Energy Strategy, November 2004	<p>The four objectives of the Strategy are: improving energy efficiency; increasing the use of renewable energy resources; maximising the uptake of business opportunities; ensuring focused & integrated delivery & implementation</p>	Incorporate targets for tackling climate change – in Core Strategy and Energy Efficiency section / Design Guide SPD	Incorporate into SA objectives for Energy Efficiency
Delivering	The Strategy has 3 key principles:	Incorporate implications into	Contain economic

<p>Advantage: The West Midlands Economic Strategy and Action Plan 2004- 2010</p>	<p>A commitment to sustainable development A commitment to equality, diversity and economic inclusion A commitment to ensure that this strategy links with and underpins other strategies and plans across the region. Challenges the West Midlands Region must overcome are: To develop a diverse and dynamic business base To promote a learning and skilful region To create the conditions for growth To regenerate communities Providing a powerful voice for the region</p>	<p>economic section / policies of LDF</p>	<p>considerations in SA Objectives and Indicators</p>
<p>Cultural Life in the West Midlands 2001 -2006 (The West Midlands Cultural Strategy)</p>	<p>The Product: National and international recognition A region that people want to visit because of its cultural attractions Recognising and promoting local and sub-regional cultural diversity Excellence: Preservation and renewal of cultural activities Promoting innovation and experiment in cultural activities Promotion of cultural education Promoting excellence Promoting of quality Choice; Providing the greatest range of cultural activities Identifying and filling gaps in cultural choice Collection of data about cultural activities and promoting research Spreading good practice Access; Identifying and spreading good practice Increasing social inclusion in cultural activities Promotion of networking and information Promoting access to cultural activities Economy; Ensuring the economic potential of cultural activities Supporting cultural business Retention of creative talent in the region Sustainability and Influence: Ensuring sustainable development Promote cross-cutting and influencing other plans Championing culture to regional and national decisions makers</p>	<p>Incorporate into Core Strategy theme for LDF</p>	<p>Ensure considerations of Cultural Strategy are made in Social SA Objectives</p>
<p>Putting Our House in Order – Towards</p>	<p>Urban Renaissance - to help stem net out migration from the older urban areas within the region</p>	<p>Transfer implications into housing section / design SPD</p>	<p>Consider for inclusion in SA Objectives</p>

a Regional Housing Strategy for the West Midlands - July 2003	<p>Rural Renaissance and help ensure there are opportunities for people to remain in their local communities</p> <p>Provide pathways of housing choice for householders and communities - enabling people to exercise different housing choices within their own locality. In order to meet aspirations and contribute to creating the conditions for growth in the Regional Economy</p> <p>Sustainable housing and sustainable communities</p>	of LDF	
Quality of Life – A Sustainable Strategy for the West Midlands 2000	<p>Make sure that, on average, only half the journeys made each week are by car, by 2010</p> <p>Reduce the number of 16 & 17 year olds not in education or training from 18% to 10% by 2005</p> <p>By 2003, all companies should invite local businesses to compete for the provision of products or services</p> <p>Make sure that 30% savings are achieved in household energy consumption by 2010</p> <p>Encourage all villages to implement a shared services strategy by 2005</p> <p>Households and businesses aim to recycle or compost 30% of all waste by the end of 2010 and to ensure that less than 50% goes to landfill</p> <p>Aim to build 65% of new housing, in the region as a whole, on Brownfield sites up to 2010</p> <p>Ensure that survival rate of new small and medium sized enterprises exceeds 75% by 2006</p> <p>Ensure that delivery of the region's Biodiversity Action Plans is on target by 2010</p> <p>Make sure that at least 50 of new buildings incorporate grey water systems by 2010</p>	Incorporate into plan at all levels	Include in SA Objectives and transfer data into indicators for achieving sustainable development
Telford & Wrekin's Local Agenda 21 Strategy, 2000	<p>The six key themes are:</p> <ul style="list-style-type: none"> minimise waste and use of resources, energy, transport & water to extend the life of natural resources; prevent pollution of our local environment; encourage a truly sustainable local economy encourage environmental education; conserve & enhance the landscape(urban & rural) and wildlife of the Borough of Telford & Wrekin; encourage communities to find solutions and take action to improve quality of life and reduce social exclusion 	Consider principles of LA21 throughout plan making	Transfer themes into SA Objectives

West Midlands Sustainable Development Framework	Reduce car dependence Encourage urban living Encourage new housing to be located on brownfield land Encourage rural diversification Protect habitats, species and landscapes	Incorporate themes into all plan levels	Incorporate all themes into SA Objectives
Framework for Regional Employment and Skills Action for the West Midlands	Common data collection and dissemination Up skilling the Region's workforce Equipping the Region's potential workforce Creating employment opportunities Regional co-ordination and response to large scale redundancies 6. Co-ordination of business support services	Incorporate into all plan levels and economic sections of plan and policies	Transfer aims into Economic Section of SA Objectives
Sustainable Communities in the West Midlands: Building for the Future	Urban Renaissance – developing the major urban areas in such a way that they increasingly meet their own economic and social needs, countering the unsustainable outward drift of people and jobs Rural Renaissance – addressing more effectively the changes which are challenging the traditional roles of rural areas. Diversifying and modernising the region's economy - ensuring that opportunities for growth are linked to meeting needs and that they help reduce social exclusion. Modernising the transport infrastructure of the region – to support the sustainable development of the West Midlands.	Incorporate implications into Housing policies in Core Strategy and Design SPD	Ensure themes are transferred into
Borough of Telford and Wrekin Community Strategy June 2002	A successful, prosperous and healthy community which offers a good quality of life for all the people of Telford and Wrekin An economy that is diverse, dynamic, competitive and successful A community that is well educated and skilled A community that is health, well cared for and well housed A community that feels safe and protected A place that is attractive, vibrant and with a High Quality Sustainable Environment	Incorporate in all levels of plan	Incorporate into SA Objectives
Town Centre Master Plan (EDAW)	securing a mix of land uses, stimulating property development and economic progression, enriching the built form and urban design, providing a high quality public realm and open space, integrating transport and establishing an evening economy.	Incorporate into Central Telford Area Action Plan and Core Strategy	Consider themes in SA framework

<p>Wrekin Local Transport Plan 2000 - 2006 (July 2000)</p>	<p>Provide quality travel alternatives for people who have access to a car, and to improve accessibility for everyone in the town, especially for those who do not have access to a car.</p> <ul style="list-style-type: none"> develop the new areas of the town with a high quality sustainable environment to protect and enhance the built environment to sustain the natural environment to promote a healthy culture to create a vibrant, exciting and culturally diverse society to create a safe and secure community and environment to achieve a prosperous district and fulfil its function as a Regional Growth Point to combat poverty and social exclusion to strengthen local district centres and Newport to regenerate those communities most in need to maximise accessibility for all regardless of ability to meet the needs of children and young people to reduce the need to travel to reduce reliance on the car to make the use of non-car modes easier to increase public participation 	<p>Incorporate into all transport sections and policies of plan</p>	<p>Include within SA objectives and indicators</p>
<p>Sport and Recreation Strategy for Telford and Wrekin 2002 – 2011</p>	<ul style="list-style-type: none"> Ensure service provision reflects policies as determined by the local authority Increase community participation in the formulation of strategic plans for Sport and Recreation Provide a proactive framework for current and future provision involving the Public, Voluntary and Private sector Rationalise the Councils allocation of resources associated with such provision Provide guidance for management decisions Decide on proposals for the development arising from planning applications relating to Sport and Recreations facilities Provide a framework for the procurement of suitable sites for Sports and Recreation provision, and the release of sites no longer relevant to current and future needs Identify key Sports and Recreation issues to enable Telford and Wrekin as the local authority decide and implement policy relating to Sport and Recreation 	<p>Incorporate into all sport and recreation sections and policies of the plan</p>	<p>Consider access to sport and recreation facilities to be included in SA Indicators</p>
<p>Telford and Wrekin</p>	<p>By 2020 we want Telford and Wrekin to be a place with: a diversified economy which is resilient to shocks and cycles in</p>	<p>Incorporate into economic section and policies of the plan</p>	<p>Include within economic SA objectives and indicators</p>

Economic Development Strategy Draft Vision and Strategic Framework 26th Feb 2004	<p>individual business sectors recognised strengths in certain knowledge-intensive industries with long-term growth prospects, including value-added manufacturing</p> <p>the highest output growth in the West Midlands over the last 15 years a workforce of about 110,000 people, recognised for its high skill levels, and with average wages matching the UK norms</p> <p>an accessible, proud, vibrant and diverse city, at the heart of a Borough which has a reputation for innovation and quality of life</p>		
Telford Town Centre Development Control Guidance Dec 2004	<p>It will be a progressive, forward-looking town centre, which has adopted good practice in contemporary sustainable urban living</p> <p>It will cater for a more diverse mix of compatible economic and social activities including an expansion of its current roles to provide a broader range of shopping, civic and community facilities, town centre living, tourism and leisure uses.</p> <p>It will transform to accommodate a wide range of distinctive new and refurbished buildings, set in a public realm network of high quality, safe spaces</p> <p>It will have a distinctive skyline and attractive streetscape including some buildings and structures of national repute</p> <p>It will be an inclusive and safe town centre for all ages and social groups at all times of the day, evening and at weekends</p> <p>It will be supported by a highly integrated, user-friendly public transport system, which connects the parts of the centre, and the areas beyond complemented by well managed car access and a safe, efficient and attractive provision for circulation by foot or cycle</p> <p>It will be a progressive, vibrant, contemporary town centre with an enhanced sense of place and a strong community</p> <p>It will harness the strengths of its environmental assets as well as its unique relationship to the national and regional highway infrastructure</p>	<p>Incorporate into Central Telford Area Action Plan and other relevant sections of Core Strategy</p>	<p>Consider for inclusion in SA framework</p>
Ironbridge Gorge World Heritage Site Management Plan	<ul style="list-style-type: none"> • Safeguard the unique industrial heritage and character of the Ironbridge Gorge World Heritage Site for present and future generations • Strengthen the World Heritage Site as a vibrant living and working community • Interpret the World Heritage Site in ways which ensure its accessibility to all • Preservation of character 	<p>Incorporate into policy in plan and policies for the protection of the World Heritage Site</p>	<p>Consider inclusion in SA Framework</p>

	<ul style="list-style-type: none"> • Visitor management and access • Land instability • Management of the river and banks 		
A Local Cultural Strategy for the Borough of Telford and Wrekin 2003 - 2008	<p>The vision is a community that develops and maximises its potential through culture.</p> <ul style="list-style-type: none"> • Establish a framework for cultural activities, services and facilities in Telford and Wrekin for the period 2003 – 2008 • Identify the communities ongoing cultural needs and priorities • Bring culture to the centre stage by recognising the importance cultural activities make to peoples' quality of life • Develop the cultural distinctiveness of the area and promote community pride • Make an important contribution to the sustainable development and economic regeneration of the area • Promote active citizenship and improve the health and well-being of the people living within the Borough • Establish a wider range of accessible cultural, recreational and leisure activities in the community • Nurture and support creativity across the generations and explore new forms of expression • Create a new cultural quarter for the Telford Town Centre 	Incorporate into plan at all levels	Include in SA objectives relating to social and economic themes
West Midlands Housing Strategy	<ul style="list-style-type: none"> • Urban Renaissance – to help stem net out migration from the older urban areas within • Rural Renaissance and help ensure there are opportunities for people to remain in their local communities • Provide pathways of housing choice for householders and communities – enabling people to exercise different housing choices within their own locality. In order to meet aspirations and contribute to creating the conditions for growth in the Regional Economy • Sustainable housing and sustainable communities 	Incorporate into Core Strategy and land allocations DPD. Consider at all levels of plan	Ensure incorporation into SA Objectives and achievement of targets in SA indicators
Telford and Wrekin Parks Strategy 2003 – 2008	<ul style="list-style-type: none"> • To ensure Parks and Recreational Grounds are an integral part of strategic policy and planning • To identify ways in which local people may become involved in the management and protection of their Parks and Recreational Ground, through the greater involvement of the voluntary sector and local community groups • To propose processes of working within partnerships to achieve adequate resources are available to implement the strategy and 	Ensure aims are included in policies relating to provision of open space and Green Space Strategy SPD	Contain in access to green space indicators for SA framework

	<p>provide a quality service for local people</p> <ul style="list-style-type: none"> • To establish a qualitative assessment and benchmarking systems which will improve the overall quality of Parks and Recreation Grounds • To establish the importance of providing accessible information and interpretation to promote the importance of Parks and Recreational Grounds to local people and visitors • To propose a phased plan of action to achieve the aim of the strategy and a framework for the day to day management and improvement of Parks and Recreational Grounds. 		
Telford and Wrekin Biodiversity Action Plan	<ul style="list-style-type: none"> • To maintain and enhance the populations and natural ranges of species and the quality and extent of wildlife habitats and ecosystems • To conserve internationally important species, habitats and ecosystems and enhance their conservation status where possible • To conserve species, habitats and natural and managed ecosystems that are characteristic of local areas and enhance their conservation status where possible • To maintain genetic variation within species and hence habitats and ecosystems • To contribute to the conservation of biodiversity on a national, European and global scale • To ensure that current policies and practices which affect the environment do not damage global biodiversity, but instead contribute towards conserving and enhancing it. 	Incorporate into environmental sections at all level for species and nature protection and set out detail policies and protection of areas in Green Space Strategy	Contain within environmental sustainability objectives and indicators
Growing Towards the 2021 Vision - A Tree & Woodland Strategy for The Borough	<p>A landscape rich in trees and woodland, diverse in age range and species, managed sustainability to provide an accessible, safe, attractive and high quality environment for the people and wildlife of the Borough.</p> <ul style="list-style-type: none"> • Protection and Development - which deals with aspects relating to trees and the planning system. • Maintenance and Enhancement - which deals with sustainable management of our trees and woodland. • Trees and the Public - which deals with the interface between the urban forest and the people of the Borough. • Risk Management - which deals specifically with legal obligations relating to, for example, Health & Safety, the Highways Act and the Council's Duty of Care. 	Incorporate into environmental policies and Green Space Strategy	Consider inclusion of protection objectives in SA Objective and indicators

Housing needs in Telford and Wrekin 2001 – 2011 March 2004	The report provides a background picture of the Telford and Wrekin Housing Market (see recommendations section)	Incorporate into Core Strategy and Land Allocations DPD	Consider inclusion in SA Objectives and Indicators for achieving housing need identified
A Housing Strategy for Telford and Wrekin 2003-2006	<ul style="list-style-type: none"> To ensure that the housing needs of the Borough are met, particularly the need for social and affordable housing To support regeneration, particularly in South Telford, and to improve the quality of local housing 	Ensure implications are incorporated into Core Strategy and land allocations DPD	Include in SA indicators
Borough of Telford and Wrekin Race, Equality and Diversity Scheme (Draft)	<p>The Council's vision for Race, Equality and Diversity is for a society which:</p> <ul style="list-style-type: none"> has a shared vision and values improves the quality of life for all by reducing inequalities tackles discrimination builds strong cohesive communities acknowledges that diversity brings an added value to everyone's lives that live, work and travel to the area 	Consider implications at all plan levels	Consider inclusion in SA objectives and indicators
Telford and Wrekin Education and Culture Strategy	<p>To Raise achievement, aspiration and self- esteem by creating a vibrant and inclusive learning community.</p> <ul style="list-style-type: none"> To raise standards of educational achievement To promote education and social inclusion To widen participation in Lifelong Learning and the Cultural Life of the Community To promote self esteem and a healthy lifestyle To secure the place of schools at the heart of the community To seek excellence in service strategy and provision 	Consider implications at all plan levels	Consider inclusion in SA objectives and indicators

Appendix E Appraisal Matrix - Compatibility of Sustainability Objectives

	S1	S2	S3	S4	S5	EN1	EN2	EN3	EN4	EN5	EN6	EN7	EC1	EC2	EC3	EC4
	Improve and Maintain the quality of life & community wellbeing for all	Accessibility to a range of services & facilities to meet people's basic needs and promote social inclusion	Provision of a range of housing that meets the needs of the Borough	Improve the health of the population	Improve the education & skills of the population	Make optimum use of land and property	Reduce the need for travel & promote modes of travel other than the car	Enhance & protect the quality of the natural environment	Enhance & protect the quality of the built environment	Reduce contributions to climate change	Reduce levels of pollution	Maximise the efficient use of natural resources & minimise waste produced	Promote economic growth which is sustainable	Create a balance of employment opportunities across all sectors	Enhance the image of the area as a business location	Retain & expand existing local economic investment
S1																
S2	+VE															
S3	+VE	+VE														
S4	+VE	+VE	N													
S5	+VE	+VE	N	N												
EN1	N	N	N	N	N											
EN2	+VE	+VE	N	+VE	N	N										
EN3	+VE	N	N	+VE	N	-VE	N									
EN4	+VE	N	+VE	N	N	-VE	N	N								
EN5	+VE	N	N	+VE	N	-VE	+VE	+VE	N							
EN6	N	+VE	N	+VE	N	N	+VE	+VE	N	+VE						
EN7	N	+VE	N	N	N	N	+VE	+VE	N	+VE	+VE					
EC1	N	N	+VE	N	+VE	N	N	N	N	N	N	N				
EC2	N	N	N	N	+VE	N	N	N	N	N	N	N	+VE			
EC3	N	N	N	N	N	N	N	N	+VE	N	N	N	+VE	+VE		
EC4	N	+VE	N	N	+VE	N	N	N	N	N	N	N	+VE	+VE	+VE	

Key:

+VE Positive Effect

N Neutral Effect (including instances where positive and negative effects balance out)

-VE Negative Effect

Appendix F Preferred Options Stage Report and Matrix Objectives and Development Options

Core Strategy Obj : Ensure the most appropriate and efficient use of land and buildings

Positive Compatible

S1 improve and maintain the quality of life & community well being for all

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

S3 provision of a range of housing that meets the needs of the Borough

S4 Improve the health of the population

EN1 make optimum use of land & property

EN2 reduce the need for travel & promote modes of travel other than the car

EN3 enhance & protect the quality of the natural environment

EN4 enhance & protect the quality of the built environment

EC1 Promote economic growth which is sustainable

EC2 Create a balance of employment opportunities across all sectors

EC3 Enhance the image of the area as a business location

EC4 retain and expand existing local economic investment

Implementation of these Core Strategy objectives will achieve the above Sustainability objectives.

Potentially Negative

EN5 reduce contributions to climate change

Buildings contribute 40% towards climate change emissions and therefore these emissions will need to be reduced. This can be achieved by complying with energy requirements of Development Control DPD.

EN7 maximise the efficient use of natural resources & minimise waste production

As all developments require natural resources this has been given a potentially negative assessment. This could be changed to a positive benefit if measures are implemented to ensure maximise use of natural resources.

Neutral

S5 improve the education & skills of the population

Unknown

EN6 reduce levels of pollution

Further information is required on the location and design of residential developments before an assessment can be made against these SA objectives.

Summary:

Whilst the objective is considered to contribute to achieving sustainable development – the development must wherever possible comply with energy efficient requirements set out in the Development Control DPD and must accord with the reducing carbon burden SPS.

Core Strategy Obj : Create a high quality built and natural environment recognising and enhancing local distinctiveness

Positive Compatible

S1 improve and maintain the quality of life & community well being for all

S4 improve the health of the population

EN1 make optimum use of land & property

EN3 enhance & protect the quality of the natural environment

EN4 enhance & protect the quality of the built environment

EN6 reduce levels of pollution

EC3 Enhance the image of the area as a business location

Implementation of these Core Strategy objectives will achieve the above Sustainability objectives.

Potentially Negative

EN5 reduce contributions to climate change

Buildings contribute 40% towards climate change emissions and therefore these emissions will need to be reduced. This can be achieved by complying with energy requirements of Development Control DPD.

EN7 maximise the efficient use of natural resources & minimise waste production

As all developments require natural resources this has been given a potentially negative assessment. This could be changed to a positive benefit if measures are implemented to ensure maximise use of natural resources.

Neutral

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

S3 provision of a range of housing that meets the needs of the Borough

S5 improve the education & skills of the population

EN2 reduce the need for travel & promote modes of travel other than the car

EC1 Promote economic growth which is sustainable

EC2 Create a balance of employment opportunities across all sectors

EC4 retain and expand existing local economic investment

Summary:

The high quality built environment must comply with energy efficiency requirements as set out in the Development Control DPD.

Core Strategy Obj : Consolidate the role of Telford as a sub-regional focus for development to serve the Borough and the wider area

Positive Compatible

S1 improve and maintain the quality of life & community well being for all

S3 provision of a range of housing that meets the needs of the Borough

EC1 Promote economic growth which is sustainable

EC2 Create a balance of employment opportunities across all sectors

EC3 Enhance the image of the area as a business location

EC4 retain and expand existing local economic investment

Potentially Negative

EN2 reduce the need for travel & promote modes of travel other than the car
Being a sub-regional centre could generate increases in traffic, particularly by car. Consideration needs to be given to enhancing alternatives means of travel other than the car between the Borough and the Region.

EN5 reduce contributions to climate change

Buildings contribute 40% towards climate change emissions and therefore these emissions will need to be reduced. This can be achieved by complying with energy requirements of Development Control DPD.

EN6 reduce levels of pollution

An increase in traffic movement could lead to increased air pollution. This needs to be taken into account when locating new developments.

EN7 maximise the efficient use of natural resources & minimise waste production

As all developments require natural resources this has been given a potentially negative assessment. This could be changed to a positive benefit if measures are implemented to ensure maximise use of natural resources.

Neutral

S4 improve the health of the population

S5 improve the education & skills of the population

Unknown

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

EN1 make optimum use of land & property

EN3 enhance & protect the quality of the natural environment

EN4 enhance & protect the quality of the built environment

Further information is required on the location and design of residential developments before an assessment can be made against these SA objectives.

Summary:

Encouraging Telford to be the sub regional focus for the region will encourage people to travel to the Borough, use of public transport must be encouraged. The growth must occur in the most sustainable way and not increase contributions to climate change and must minimise use of natural resources

Core Strategy Obj : Develop a vibrant and vital Telford town centre serving the needs of the Borough and the sub-regionPositive Compatible

EC1 Promote economic growth which is sustainable

EC2 Create a balance of employment opportunities across all sectors

EC3 Enhance the image of the area as a business location

EC4 retain and expand existing local economic investment

Implementation of these Core Strategy objectives will achieve the above Sustainability objectives

Potentially Positive

S1 improve and maintain the quality of life & community well being for all
Although implementation of this objective could have positive effects for the communities around the Telford Town Centre, consideration needs to be given to ensure that development doesn't impact negative upon their quality of life. Consideration also needs to be given to the vitality of the District and Local Centres to ensure that they compliment Telford Town Centre.

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

Focusing development around existing educational, retail, work and leisure opportunities will help to improve accessibility to these services for residents who live around Telford town centre. However, consideration needs to be given to ensure that these services are available to other residents in the Borough.

S3 provision of a range of housing that meets the needs of the Borough
This could be positive if the development of a vibrant & vital Telford town centre includes the construction of residential properties, and at a sufficient level to enable the provision of affordable housing.

EN1 make optimum use of land & property

By concentrating development in and around Telford Town Centre, surrounding land could be protected.

EN3 enhance & protect the quality of the natural environment

By concentrating development in and around Telford Town Centre, surrounding land could be protected.

Potentially Negative

EN2 reduce the need for travel & promote modes of travel other than the car
Being a sub-regional centre could generate increases in traffic, particularly by car. Consideration needs to be given to enhancing alternatives means of

travel other than the car both within the Borough and between it and the Region.

EN5 reduce contributions to climate change

Buildings contribute 40% towards climate change emissions and therefore these emissions will need to be reduced. This can be achieved by complying with energy requirements of Development Control DPD.

EN6 reduce levels of pollution

An increase in traffic movement could lead to increased air pollution. This needs to be taken into account when locating new developments.

EN7 maximise the efficient use of natural resources & minimise waste production

As all developments require natural resources this has been given a potentially negative assessment. This could be changed to a positive benefit if measures are implemented to ensure maximise use of natural resources.

Neutral

S4 improve the health of the population

S5 improve the education & skills of the population

Unknown

EN4 enhance & protect the quality of the built environment

Further information is required on the location and design of residential developments before an assessment can be made against these SA objectives.

Summary:

At present Telford's town centre is mainly accessed by the private car. If the town is proved to be vibrant and vital, use of public transport should be encouraged in order to minimise the impact.

If Telford is to be developed to serve Telford and the wider sub region the impact on an influx of people and businesses must minimise their contributions to climate change.

Core Strategy Obj : Create a network of distinctive mixed-use District Centres providing key services across the Borough

Positive Compatible

S1 improve and maintain the quality of life & community well being for all

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

S4 improve the health of the population

S5 improve the education & skills of the population

EC1 Promote economic growth which is sustainable

EC2 Create a balance of employment opportunities across all sectors
EC3 Enhance the image of the area as a business location
EC4 retain and expand existing local economic investment
Implementation of these Core Strategy objectives will achieve the above Sustainability objectives.

Potentially Positive

EN1 make optimum use of land & property
Concentrating development around the District centres could help to protect surrounding land.

EN2 reduce the need for travel & promote modes of travel other than the car
Concentrating development around the District Centres could reduce the need for travel. However, it is very probable that residents will have to travel to access a wider range of services and employment. Consideration needs to be given to providing forms of transport other than the car.

EN3 enhance & protect the quality of the natural environment
Concentrating development around the District centres could help to protect surrounding land.

EN6 reduce levels of pollution
Concentrating development around the District Centres could reduce the need for travel and therefore reduce local air pollution arising from car emissions.

Potentially Negative

EN5 reduce contributions to climate change
Buildings contribute 40% towards climate change emissions and therefore these emissions will need to be reduced. This can be achieved by complying with energy requirements of Development Control DPD.

EN7 maximise the efficient use of natural resources & minimise waste production
As all developments require natural resources this has been given a potentially negative assessment. This could be changed to a positive benefit if measures are implemented to ensure maximise use of natural resources.

Core Strategy Obj : Create a network of distinctive mixed-use District Centres providing key services across the Borough - continued

Neutral

S3 provision of a range of housing that meets the needs of the Borough

Unknown

EN4 enhance & protect the quality of the built environment
Further information is required before an assessment can be made against this objective.

Summary:

The majority of results are positive or potentially positive, however developments must not increase contributions to climate change.

Core Strategy Obj : Support and deliver the continued urban regeneration of TelfordPositive Compatible

S1 improve and maintain the quality of life & community well being for all

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

S3 provision of a range of housing that meets the needs of the Borough

EN1 make optimum use of land & property

EN2 reduce the need for travel & promote modes of travel other than the car

EN3 enhance & protect the quality of the natural environment

EC1 Promote economic growth which is sustainable

EC2 Create a balance of employment opportunities across all sectors

EC3 Enhance the image of the area as a business location

EC4 retain and expand existing local economic investment

Potentially Positive

S4 improve the health of the population

If development occurs around existing health facilities and also enables access to open green space this could help to improve the health of the population.

Potentially Negative

EN5 reduce contributions to climate change

Buildings contribute 40% towards climate change emissions and therefore these emissions will need to be reduced. This can be achieved by complying with energy requirements of Development Control DPD.

EN6 reduce levels of pollution

An increase in traffic movement could lead to increased air pollution. This needs to be taken into account when locating new developments.

EN7 maximise the efficient use of natural resources & minimise waste production

As all developments require natural resources this has been given a potentially negative assessment. This could be changed to a positive benefit if measures are implemented to ensure maximise use of natural resources.

Neutral

S5 improve the education & skills of the population

Unknown

EN4 enhance & protect the quality of the built environment

Further information is required before an assessment can be made against this objective.

Summary:

More information is required on how the regeneration may affect the existing built environment. All development must incorporate energy efficiency measures and the location of new developments must be considered so as to have minimal traffic generation and best use of public transport.

Core Strategy Obj : Support the role of Newport as a vital, vibrant market town

Positive Compatible

S1 improve and maintain the quality of life & community well being for all

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

EC1 Promote economic growth which is sustainable

EC2 Create a balance of employment opportunities across all sectors

EC3 Enhance the image of the area as a business location

EC4 retain and expand existing local economic investment

Implementation of these Core Strategy objectives will achieve the above Sustainability objectives.

Potentially Positive

S3 provision of a range of housing that meets the needs of the Borough

This could be positive if the development of a vibrant & vital Newport includes the construction of residential properties, and at a sufficient level to enable the provision of affordable housing.

S4 improve the health of the population

If development occurs around existing health facilities and also enables access to open green space this could help to improve the health of the population.

EN2 reduce the need for travel & promote modes of travel other than the car

This could be positive if the good quality alternatives to the car are put into place. Otherwise car journeys made from the rural hinterland into Newport may increase.

Potentially Negative

EN5 reduce contributions to climate change

Buildings contribute 40% towards climate change emissions and therefore these emissions will need to be reduced. This can be achieved by complying with energy requirements of Development Control DPD.

EN6 reduce levels of pollution

An increase in traffic movement could lead to increased air pollution. This needs to be taken into account when locating new developments.

EN7 maximise the efficient use of natural resources & minimise waste production

As all developments require natural resources this has been given a potentially negative assessment. This could be changed to a positive benefit if measures are implemented to ensure maximise use of natural resources.

Neutral

S5 improve the education & skills of the population

Core Strategy Obj : Support the role of Newport as a vital, vibrant market town

Unknown

EN1 make optimum use of land & property

EN3 enhance & protect the quality of the natural environment

EN4 enhance & protect the quality of the built environment

Further information is required before an assessment can be made against this objective.

Summary:

Generally supporting the role of Newport as a vital and vibrant market town accords with the sustainability objectives. However development must include energy efficiency measures and must not lead to an increase in pollution.

Core Strategy Obj : Deliver rural regeneration through diversification of the rural economy and the creation of sustainable rural communities

Positive Compatible

S1 improve and maintain the quality of life & community well being for all

EC1 Promote economic growth which is sustainable

EC2 Create a balance of employment opportunities across all sectors

EC3 Enhance the image of the area as a business location

EC4 retain and expand existing local economic investment

Implementation of these Core Strategy objectives will achieve the above Sustainability objectives.

Potentially Positive

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

It is likely that residents will have to travel to access a wider range of services, facilities, leisure & cultural opportunities.

S3 provision of a range of housing that meets the needs of the Borough

Dependent on whether house numbers per development are at sufficient level to provide a percentage of affordable housing.

S4 improve the health of the population

This is dependent on the provision of health facilities and public access to green open space.

EN2 reduce the need for travel & promote modes of travel other than the car
This could be positive if the good quality alternatives to the car are put into place. Otherwise car journeys made from the rural hinterland into Newport may increase.

EN5 reduce contributions to climate change

Creating sustainable rural communities should help to reduce the need for residents to travel, as a number facilities & services will be provided. However, residents will need to travel to access a full range of services & facilities. It will be important to ensure that there are good public transport connections are available otherwise this advantage will be lost.

Buildings contribute 40% towards climate change emissions and therefore these emissions will need to be reduced. This can be achieved by complying with energy requirements of Development Control DPD.

Potentially Negative

EN1 make optimum use of land & property

Development on green field land may not represent the best use of land. Consideration should be given to the re-use of existing buildings.

Potentially Negative

EN3 enhance & protect the quality of the natural environment

Development within the rural area may have a negative impact on biodiversity. It will be necessary to assess each site to determine its ecological value and where development is unavoidable ensure mitigation measures are implemented.

EN7 maximise the efficient use of natural resources & minimise waste production

As all development, and economic activities, require natural resources this has been given a potentially negative assessment. This could be changed to a positive benefit if measures are implemented to ensure maximise use of natural resources.

Neutral

S5 improve the education & skills of the population

Unknown

EN4 enhance & protect the quality of the built environment

EN6 reduce levels of pollution

Further information is required before an assessment can be made for these objectives.

Summary:

Rural regeneration accords with most of the sustainability objectives. However, diversification must be appropriate and must represent the best use of land and buildings and where possible make use of conversion of existing buildings. The rural area is characterised by its high natural environment assets, therefore diversification should not be encouraged where this will detrimentally impact on the natural environment.

Core Strategy Obj : Maximise access to opportunities whilst minimising the need for travelPositive Compatible

S1 improve and maintain the quality of life & community well being for all

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

S4 improve the health of the population

S5 improve the education & skills of the population

EN2 reduce the need for travel & promote modes of travel other than the car

EC1 Promote economic growth which is sustainable

EC2 Create a balance of employment opportunities across all sectors

EC3 Enhance the image of the area as a business location

EC4 retain and expand existing local economic investment

Implementation of these Core Strategy objectives will achieve the above Sustainability objectives.

Potentially Positive

EN5 – Reduce contributions to climate change

Concentrating housing and services and facilities in the same locality could reduce the need the travel. In which case, climate change contributions from traffic could be reduced. However, this is not a given and developments would need to be designed with this criteria in mind, to ensure that developments have good connections, for pedestrian and public transport access.

Buildings contribute 40% towards climate change emissions and therefore these emissions will need to be reduced, to prevent this assessment becoming negative. This can be achieved by complying with energy requirements of the Development Control DPD.

EN6 – reduce levels of pollution

As with EN5, locating housing near to services and facilities may reduce traffic pollution. However, consideration would need to be given to locating housing close to existing industrial areas or heavily-used roads.

Potentially Negative

EN7 maximise the efficient use of natural resources & minimise waste production

As all developments require natural resources this has been given a potentially negative assessment. This could be changed to a positive benefit if measures are implemented to ensure maximise use of natural resources.

Neutral

S3 provision of a range of housing that meets the needs of the Borough

EN4 enhance & protect the quality of the built environment

Unknown

EN1 make optimum use of land & property

EN3 enhance & protect the quality of the natural environment

More information is required on type of access, e.g. does it include creation of physical infrastructure, and where it will be located.

Summary:

The majority of results are positive, however further information could be provided on ensuring that optimum use of land and property is made.

Core Strategy Obj : Ensure social inclusion for all by improving accessibility to jobs, shopping, education, health, leisure facilities and other services

Positive Compatible

S1 improve and maintain the quality of life & community well being for all

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

S4 improve the health of the population

S5 improve the education & skills of the population

EN2 reduce the need for travel & promote modes of travel other than the car

EC1 Promote economic growth which is sustainable

EC2 Create a balance of employment opportunities across all sectors

EC3 Enhance the image of the area as a business location

EC4 retain and expand existing local economic investment

Implementation of these Core Strategy objectives will achieve the above Sustainability objectives.

Potentially Positive

EN5 – Reduce contributions to climate change

Concentrating housing and services and facilities in the same locality could reduce the need the travel. In which case, climate change contributions from traffic could be reduced. However, this is not a given and developments would need to be designed with this criteria in mind, to ensure that developments have good connections, for pedestrian and public transport access.

Buildings contribute 40% towards climate change emissions and therefore these emissions will need to be reduced, to prevent this assessment

becoming negative. This can be achieved by complying with energy requirements of the Development Control DPD.

EN6 – reduce levels of pollution

As with EN5, locating housing near to services and facilities may reduce traffic pollution. However, consideration would need to be given to locating housing close to existing industrial areas or heavily-used roads.

Potentially Negative

EN7 maximise the efficient use of natural resources & minimise waste production

As all developments require natural resources this has been given a potentially negative assessment. This could be changed to a positive benefit if measures are implemented to ensure maximise use of natural resources.

Neutral

S3 provision of a range of housing that meets the needs of the Borough

EN4 enhance & protect the quality of the built environment

Core Strategy Obj : Ensure social inclusion for all by improving accessibility to jobs, shopping, education, health, leisure facilities and other services

Unknown

EN1 make optimum use of land & property

EN3 enhance & protect the quality of the natural environment

More information is required on type of access, e.g. does it include creation of physical infrastructure, and where it will be located.

Summary:

The majority of responses recorded were positive or potentially positive.

Core Strategy Obj : Provide a range of housing opportunities to meet identified housing needs across the Borough

Positive Compatible

S1 improve and maintain the quality of life & community well being for all

S3 provision of a range of housing that meets the needs of the Borough

Implementation of these Core Strategy objectives will achieve the above Sustainability objectives.

Potentially Positive

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

This is dependent upon the location of the new housing. If it is located around existing facilities and services it would become positive compatible.

EC1 Promote economic growth which is sustainable
This could be positive if the new development is located around existing Towns and District Centres.

EC4 retain and expand existing local economic investment
This could be positive if the new development is located around existing Towns and District Centres.

Potentially Negative

EN3 enhance & protect the quality of the natural environment
If the housing cannot be accommodated within existing neighbourhoods centres then it may be necessary to develop on either brown or Greenfield sites. Both of these types of open space can provide valuable biodiversity habitats. To minimise any potential negative impacts, mitigation measures will need to be identified and implemented.

EN5 reduce contributions to climate change
Buildings contribute 40% towards climate change emissions and therefore these emissions will need to be reduced. This can be achieved by complying with energy requirements of Development Control DPD.

EN6 reduce levels of pollution
An increase in traffic movement could lead to increased air pollution. This needs to be taken into account when locating new developments.

EN7 maximise the efficient use of natural resources & minimise waste production
As all developments require natural resources this has been given a potentially negative assessment. This could be changed to a positive benefit if measures are implemented to ensure maximise use of natural resources.

Neutral

S4 improve the health of the population

S5 improve the education & skills of the population

EC2 Create a balance of employment opportunities across all sectors

EC3 Enhance the image of the area as a business location

Unknown

EN1 make optimum use of land & property

EN2 reduce the need for travel & promote modes of travel other than the car

EN4 enhance & protect the quality of the built environment

Further information on the location of the new housing is needed before an assessment can be made for these objectives.

Summary:

If the identified housing need is high, priority must be for development on previously developed land. Meeting the housing need must respect the impact on the environment in terms of climate change and minimising use of non renewable resources and minimising use of materials.

Core Strategy Obj : Create and maintain environments which ensure the safety of our communities

Positive Compatible

S1 improve and maintain the quality of life & community well being for all
Implementation of this Core Strategy objective will achieve the above Sustainability objectives.

Potentially Negative

EN3 enhance & protect the quality of the natural environment
The removal of vegetation to provide clear sight lines could have a detrimental effect upon biodiversity.

EN4 enhance & protect the quality of the built environment
The need to create clear sight lines to improve safety may place a restriction upon the type of allowable design of the built environment space.

Neutral

- S2** accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion
- S3** provision of a range of housing that meets the needs of the Borough
- S4** improve the health of the population
- S5** improve the education & skills of the population
- EN2** reduce the need for travel & promote modes of travel other than the car
- EC1** Promote economic growth which is sustainable
- EC2** Create a balance of employment opportunities across all sectors
- EC3** Enhance the image of the area as a business location
- EC4** retain and expand existing local economic investment

Unknown

- EN1** make optimum use of land & property
 - EN5** reduce contributions to climate change
 - EN6** reduce levels of pollution
 - EN7** maximise the efficient use of natural resources & minimise waste production
- Further information is required regarding the type of development/activity that would be implemented to create safe environments before an assessment can be made against the above sustainability objectives.

Summary:

Only one positive result was recorded, many of the results were neutral – where there is no correlation between the SA objective and the Core Strategy Objective.

Core Strategy Obj : Continue to regenerate and recognise community strengths in the Borough's Priority Neighbourhood Areas

Positive Compatible

S1 improve and maintain the quality of life & community well being for all

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

S3 provision of a range of housing that meets the needs of the Borough

S4 improve the health of the population

S5 improve the education & skills of the population

EN1 make optimum use of land & property

EN2 reduce the need for travel & promote modes of travel other than the car

EN3 enhance & protect the quality of the natural environment

EC3 Enhance the image of the area as a business location

Implementation of these Core Strategy objectives will achieve the above Sustainability objectives.

Potentially Negative

EN5 reduce contributions to climate change

Buildings contribute 40% towards climate change emissions and therefore these emissions will need to be reduced. This can be achieved by complying with energy requirements of Development Control DPD.

EN6 reduce levels of pollution

An increase in traffic movement could lead to increased air pollution. This needs to be taken into account when locating new developments.

EN7 maximise the efficient use of natural resources & minimise waste production

As all developments require natural resources this has been given a potentially negative assessment. This could be changed to a positive benefit if measures are implemented to ensure maximise use of natural resources.

Neutral

EC1 Promote economic growth which is sustainable

EC2 Create a balance of employment opportunities across all sectors

EC4 retain and expand existing local economic investment

Unknown

EN4 enhance & protect the quality of the built environment

Further information is required before an assessment can be made against this objective.

Summary:

The majority of results were positive, however regeneration that recognises community strengths must include energy efficiency measures, should seek to reduce levels of pollution by making use of public transport and locating development where the need for travel is reduced.

Core Strategy Obj : Create diversity in the economic base of the Borough and create job opportunities to match population growth

Positive Compatible

S1 improve and maintain the quality of life & community well being for all

EC1 Promote economic growth which is sustainable

EC2 Create a balance of employment opportunities across all sectors

EC3 Enhance the image of the area as a business location

EC4 retain and expand existing local economic investment

Implementation of these Core Strategy objectives will achieve the above Sustainability objectives.

Potentially Negative

EN5 reduce contributions to climate change

Buildings contribute 40% towards climate change emissions, plus there will be contributions from the economic activity itself, therefore this has been assessed as having a potentially negative impact. The contributions from the buildings could be minimised by complying with energy requirements of Development Control DPD.

EN6 reduce levels of pollution

An increase in economic activity and associated traffic movement could lead to increased air pollution. This needs to be taken into account when locating new developments.

EN7 maximise the efficient use of natural resources & minimise waste production

Economic activity ultimately depends upon natural resources therefore this has been given a potentially negative assessment. This could be changed to a positive benefit if measures are implemented to ensure maximise use of natural resources. Another mitigation measures could be to encourage the development of the environmental economic sector.

Unknown

EN1 make optimum use of land & property

EN2 reduce the need for travel & promote modes of travel other than the car

EN3 enhance & protect the quality of the natural environment

EN4 enhance & protect the quality of the built environment

Further information is needed on the location of the new employment before an assessment can be made against these objectives.

Neutral

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

S3 provision of a range of housing that meets the needs of the Borough

S4 improve the health of the population

S5 improve the education & skills of the population

Summary:

Encouraging economic diversity to create job opportunities to match population growth may increase the amount of traffic and increase pollution. Efforts must ensure use of public transport is encouraged.

Core Strategy Obj : Facilitate long-term economic regeneration and the development of new employment opportunitiesPositive Compatible

S1 improve and maintain the quality of life & community well being for all

EC1 Promote economic growth which is sustainable

EC2 Create a balance of employment opportunities across all sectors

EC3 Enhance the image of the area as a business location

EC4 retain and expand existing local economic investment

Implementation of these Core Strategy objectives will achieve the above

Sustainability objectives.

Potentially Negative

EN5 reduce contributions to climate change

Buildings contribute 40% towards climate change emissions, plus there will be contributions from the economic activity itself, therefore this has been assessed as having a potentially negative impact. The contributions from the buildings could be minimised by complying with energy requirements of Development Control DPD.

EN6 reduce levels of pollution

An increase in economic activity and associated traffic movement could lead to increased air pollution. This needs to be taken into account when locating new developments.

EN7 maximise the efficient use of natural resources & minimise waste production

Economic activity ultimately depends upon natural resources therefore this has been given a potentially negative assessment. This could be changed to a positive benefit if measures are implemented to ensure maximise use of natural resources. Another mitigation measures could be to encourage the development of the environmental economic sector.

Unknown

EN1 make optimum use of land & property

EN2 reduce the need for travel & promote modes of travel other than the car

EN3 enhance & protect the quality of the natural environment

EN4 enhance & protect the quality of the built environment

Further information is needed on the location of the new employment before an assessment can be made against these objectives.

Neutral

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

S3 provision of a range of housing that meets the needs of the Borough

S4 improve the health of the population

S5 improve the education & skills of the population

Summary:

In facilitating economic regeneration, efforts must be made to reduce contributions to climate change and best use of existing resources be made.

Core Strategy Obj : Identify opportunities for new, small-scale employment development in the District Centres to create mixed use

Positive Compatible

S1 improve and maintain the quality of life & community well being for all

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

EN1 make optimum use of land & property

EN2 reduce the need for travel & promote modes of travel other than the car

EC1 Promote economic growth which is sustainable

EC2 Create a balance of employment opportunities across all sectors

EC3 Enhance the image of the area as a business location

EC4 retain and expand existing local economic investment

Implementation of these Core Strategy objectives will achieve the above Sustainability objectives.

Potentially Positive

EN3 enhance & protect the quality of the natural environment

Developing within the existing District Centres would protect greenspace within other areas of the Borough. However, an ecological assessment would need to be made on individual sites where wildlife is present. Former brownfields in particular can be rich in ecology if they have been allowed to regenerate back to a natural state.

EN5 reduce contributions to climate change

Concentrating mixed use facilities within the District Centres could reduce the need the travel. In which case, climate change contributions from traffic could be reduced. However, this is not a given and developments would need to be designed with this criteria in mind, to ensure that developments have good connections, for pedestrian and public transport access.

Buildings contribute 40% towards climate change emissions and therefore these emissions will need to be reduced, to prevent this assessment becoming negative. This can be achieved by complying with energy requirements of the Development Control DPD.

Potentially Negative

EN7 maximise the efficient use of natural resources & minimise waste production

Economic activity ultimately depends upon natural resources therefore this has been given a potentially negative assessment. This could be changed to a positive benefit if measures are implemented to ensure maximise use of natural resources. Another mitigation measures could be to encourage the development of the environmental economic sector.

Neutral

S3 provision of a range of housing that meets the needs of the Borough

S4 improve the health of the population

S5 improve the education & skills of the population

Core Strategy Obj : Identify opportunities for new, small-scale employment development in the District Centres to create mixed use

Unknown

EN4 enhance & protect the quality of the built environment

EN6 reduce levels of pollution

Further information is required before an assessment can be made for these objectives.

Summary:

The majority of responses recorded are positive or potentially positive, however development must incorporate energy efficiency measures and must maximise the efficient use of natural resources.

Core Strategy Obj : Provide sufficient open space in the Borough in order to provide safe and high quality areas for recreation and leisure

Positive Compatible

S1 improve and maintain the quality of life & community well being for all

S4 improve the health of the population

EN1 make optimum use of land & property

EN4 enhance & protect the quality of the built environment

EN5 reduce contributions to climate change

Implementation of these Core Strategy objectives will achieve the above Sustainability objectives.

Potentially Positive

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

This is dependent on the existence of quality connections between the open space and residential areas.

EN2 reduce the need for travel & promote modes of travel other than the car

This is dependent on the open space either being within walking distance, with good network of footpaths, cycle paths and bridleways, of resident populations or the availability of good quality public transport access.

EN3 enhance & protect the quality of the natural environment

Although providing open space may give biodiversity value, there may be a conflict of use between active recreation and biodiversity.

Potentially Negative

S3 provision of a range of housing that meets the needs of the Borough

There may be a conflict between providing open space for recreation & leisure and the need for land to be released for housing. However, it is important to note that English Nature recommend that residents have access to adequate levels of natural, open space.

Neutral

S5 improve the education & skills of the population

EN6 reduce levels of pollution

EN7 maximise the efficient use of natural resources & minimise waste production

EC1 Promote economic growth which is sustainable

EC2 Create a balance of employment opportunities across all sectors

EC3 Enhance the image of the area as a business location

EC4 retain and expand existing local economic investment

Summary:

The majority of responses are positive, however standards for open space provision must be maintained and a supply for the future must be ensured. Standards for open space provision will be contained within the Development Control DPD and Green Space Strategy.

Core Strategy Obj : Ensure that all new development through their appearance, design, location & functionality minimise their impact on the environment

Positive Compatible

S1 improve and maintain the quality of life & community well being for all

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

S4 improve the health of the population

EN1 make optimum use of land & property

EN2 reduce the need for travel & promote modes of travel other than the car

EN3 enhance & protect the quality of the natural environment

EN4 enhance & protect the quality of the built environment

EN5 reduce contributions to climate change

EN6 reduce levels of pollution

EN7 maximise the efficient use of natural resources & minimise waste production
Implementation of these Core Strategy objectives will achieve the above Sustainability objectives.

Potentially Positive

EC3 Enhance the image of the area as a business location
By ensuring that buildings have a high energy performance, in line with the requirements of the Energy Performance in Buildings Directive, there is the potential that commercial developments will be more attractive to future investors.

Neutral

S3 provision of a range of housing that meets the needs of the Borough
S5 improve the education & skills of the population
EC1 Promote economic growth which is sustainable
EC2 Create a balance of employment opportunities across all sectors
EC4 retain and expand existing local economic investment

Summary:

No negative responses were recorded

Core Strategy Obj : Protect and enhance the environment and seek to improve the quality of life in the Borough

Positive Compatible

S1 improve and maintain the quality of life & community well being for all
S4 improve the health of the population
EN1 make optimum use of land & property
EN3 enhance & protect the quality of the natural environment
EN5 reduce contributions to climate change
EN6 reduce levels of pollution
Implementation of these Core Strategy objectives will achieve the above Sustainability objectives.

Potentially Negative

S3 provision of a range of housing that meets the needs of the Borough
There may be a conflict between providing open space for recreation & leisure and the need for land to be released for housing. However, it is important to note that English Nature recommend that residents have access to adequate levels of natural, open space.

Neutral

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion
S5 improve the education & skills of the population
EN2 reduce the need for travel & promote modes of travel other than the car

- EN4** enhance & protect the quality of the built environment
- EN7** maximise the efficient use of natural resources & minimise waste production
- EC1** Promote economic growth which is sustainable
- EC2** Create a balance of employment opportunities across all sectors
- EC3** Enhance the image of the area as a business location
- EC4** retain and expand existing local economic investment

Summary:

The majority of responses received were positive or there was no relationship between the impact of the objective and the SA objective.

Core Strategy Obj : Protect and enhance the countryside, our cultural and built heritage and nature conservation

Positive Compatible

- S1** improve and maintain the quality of life & community well being for all
 - S2** accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion
 - S4** improve the health of the population
 - S5** improve the education & skills of the population
 - EN1** make optimum use of land & property
 - EN3** enhance & protect the quality of the natural environment
 - EN4** enhance & protect the quality of the built environment
 - EC3** Enhance the image of the area as a business location
- Implementation of these Core Strategy objectives will achieve the above Sustainability objectives.

Potentially Positive

- EN5** reduce contributions to climate change
- Protecting and enhancing the countryside will help by providing a carbon sink, in the form of vegetation. However, consideration needs to be given to the type of cultural activities and the amount of climate change contributions that these generate.

Potentially Negative

- S3** provision of a range of housing that meets the needs of the Borough
- There may be a conflict between protecting and enhancing nature conservation and providing land for housing. However, it is important to note that English Nature recommend that residents have access to adequate levels of natural, open space.

Neutral

- EN2** reduce the need for travel & promote modes of travel other than the car
- EN6** reduce levels of pollution
- EN6** reduce levels of pollution

EN7 maximise the efficient use of natural resources & minimise waste production

EC1 Promote economic growth which is sustainable

EC2 Create a balance of employment opportunities across all sectors

EC4 retain and expand existing local economic investment

Summary:

The majority of responses recorded are positive. There is a potentially negative result where provision of housing may conflict with protection of nature conservation sites. Sites of Nature Conservation will be protected as set out in the Development Control DPD and on the proposals map.

Core Strategy Obj : Conserve and enhance the value of the cultural heritage assets of the Ironbridge Gorge World Heritage Sites

Positive Compatible

S1 improve and maintain the quality of life & community well being for all

EN1 make optimum use of land & property

EN4 enhance & protect the quality of the built environment

EC1 Promote economic growth which is sustainable

EC2 Create a balance of employment opportunities across all sectors

EC4 retain and expand existing local economic investment

Implementation of these Core Strategy objectives will achieve the above Sustainability objectives.

Potentially Positive

EN3 enhance & protect the quality of the natural environment

This is dependent on whether the wildlife areas of the Gorge are considered to be part of the cultural heritage.

Potentially Negative

EN2 reduce the need for travel & promote modes of travel other than the car

Enhancing the cultural assets may lead to increase in visitor numbers therefore consideration needs to be given to alternative means of transport for visitors, other than the car.

Neutral

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

S3 provision of a range of housing that meets the needs of the Borough

S4 improve the health of the population

S5 improve the education & skills of the population

EC2 Create a balance of employment opportunities across all sectors

Unknown

EN5 reduce contributions to climate change

EN6 reduce levels of pollution

EN7 maximise the efficient use of natural resources & minimise waste production

Summary

Encouraging visitors to Ironbridge Gorge area will have a major impact on the amount of traffic – due to the historic nature of the area – best use should be made of public transport to reduce the impact on the World Heritage Site.

Core Strategy Obj : Encourage recycling and reduce dependence on landfill

Positive Compatible

S1 improve and maintain the quality of life & community well being for all

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

Implementation of these Core Strategy objectives will achieve the above Sustainability objectives.

Potentially Positive

EN1 make optimum use of land & property

Reducing the need for landfill will reduce the need for expansion of existing landfill sites. However, recycling/reprocessing of the collected material will need to take place at some kind of facility. Therefore, consideration needs to be given to the siting of such facilities.

EN2 reduce the need for travel & promote modes of travel other than the car
If a doorstep recycling service is available to residents then this may reduce the number of individual car journeys to the Borough's Community Recycling Centres. Consideration would need to be given to the planning of the collection route to minimise travelling distance.

EN5 reduce contributions to climate change

The diversion of waste from landfill should reduce greenhouse gas emissions, in particular methane. Consideration should be given to the fuel type used by any of the recycling collection vehicles to minimise traffic-related greenhouse gas emissions.

EN7 maximise the efficient use of natural resources & minimise waste production

Collection of recyclables, if re-used for new products, will contribute towards making the maximum use of natural resources. Consideration needs to be given as to how best to maximise collection levels of recyclable materials, i.e. how to ensure high levels of participation by householders

EC1 Promote economic growth which is sustainable

The materials collected for recycling could be reprocessed within the Borough. This is dependent on appropriate industries being located within the Borough.

EC4 retain and expand existing local economic investment
If recycling reprocessing occurs within the Borough this could bring new employment opportunities. However, if this occurs outside the Borough then there may be a potentially negative impact on existing jobs connected with existing landfills.

Neutral

S3 provision of a range of housing that meets the needs of the Borough

S5 improve the education & skills of the population

Unknown

S4 improve the health of the population

EN3 enhance & protect the quality of the natural environment

EN4 enhance & protect the quality of the built environment

EN6 reduce levels of pollution

EC2 Create a balance of employment opportunities across all sectors

EC3 Enhance the image of the area as a business location

Further information is required before an assessment can be made for these objectives.

Summary:

No negative results are recorded, however further information is required regarding impact on health of the population, natural and built environment and levels of pollution.

Core Strategy Obj : Minimise the use of non-renewable mineral resources

Positive Compatible

EN1 make optimum use of land & property

EN3 enhance & protect the quality of the natural environment

EN7 maximise the efficient use of natural resources & minimise waste production

Implementation of these Core Strategy objectives will achieve the above Sustainability objectives.

Potentially Positive

EN2 reduce the need for travel & promote modes of travel other than the car

If the use of non-renewable mineral resources is minimised this has the potential to reduce the number of road freight journeys being made to transport this material between developments.

EN6 reduce levels of pollution

If the use of non-renewable mineral resources is minimised this has the potential to reduce the number of road freight journeys being made to transport this material between developments.

EC2 Create a balance of employment opportunities across all sectors
Employment opportunities could be made if this leads to the development of an industry/market for secondary aggregates.

Neutral

S1 improve and maintain the quality of life & community well being for all

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

S3 provision of a range of housing that meets the needs of the Borough

S4 improve the health of the population

S3 provision of a range of housing that meets the needs of the Borough

S5 improve the education & skills of the population

EN4 enhance & protect the quality of the built environment

EC1 Promote economic growth which is sustainable

EC3 Enhance the image of the area as a business location

EC4 retain and expand existing local economic investment

Unknown

EN5 reduce contributions to climate change

Further information is required before an assessment can be made against this objective.

Summary:

No negative responses are recorded

Core Strategy Obj : Create an integrated network of waste management facilities located so as to minimise their social, economic & environmental impacts

Positive Compatible

S1 improve and maintain the quality of life & community well being for all

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

S4 improve the health of the population

EN2 reduce the need for travel & promote modes of travel other than the car

Implementation of these Core Strategy objectives will achieve the above Sustainability objectives.

Potentially Positive

EN5 reduce contributions to climate change

This is dependent on the type of waste management facilities. For example, the diversion of waste from landfill should reduce greenhouse gas emissions, in particular methane. Consideration should be given to the fuel type used by the collection vehicles to minimise traffic-related greenhouse gas emissions.

EN6 reduce levels of pollution

This is dependent on the type of waste management facilities. However, an integrated system could lead to a reduction in vehicular journeys which would lead to a corresponding reduction in traffic pollution.

EN7 maximise the efficient use of natural resources & minimise waste production

This is dependent on the type of waste management facilities. However this includes re-use and recycling facilities this could assist in the efficient use of natural resources.

Neutral

S3 provision of a range of housing that meets the needs of the Borough

S5 improve the education & skills of the population

EC1 Promote economic growth which is sustainable

EC4 retain and expand existing local economic investment

Unknown

EC3 Enhance the image of the area as a business location

EN1 make optimum use of land & property

EN3 enhance & protect the quality of the natural environment

EN4 enhance & protect the quality of the built environment

EC2 Create a balance of employment opportunities across all sectors

Summary:

There are no conflicts recorded

Appraisal of Development Strategy Options – Telford, Newport and the Rural Area

The development strategy options for Telford, Newport and the Rural area have been appraised to determine which options are the most sustainable.

In appraising the draft core strategy objectives the majority of results were positive based on close working with the appraisal objectives and considerations of effects on social, environmental and economic issues being incorporated in the early stages of developing the objectives. There were few conflicts with the sustainability objectives, however when conflicts did occur mitigating measures are detailed in a sustainability report. These detailed mitigation measures are set out in the following section.

These sustainability appraisals were conducted in March 2005.

Telford Development Options Sustainability Appraisal

The sustainability appraisal of the four development options for Telford indicates that **Option One** is the **most favourable** as it focuses new development into a higher density location containing a the widest range of facilities in the Borough. This represents the best use of land and reduces the need to travel to access jobs services and facilities.

If additional sites are needed to meet the scale of development required, the next option would be to evaluate the outcomes of the sustainability appraisal of the remaining potential development sites, and to use this information to select the most suitable sites.

The following assessments were made for:

TELFORD - DEVELOPMENT OPTION ONE:

Positive Compatible

S1 – improve and maintain the quality of life and community well being for all
Focussing development in and around Telford Town Centre and the District Centres will help to contribute towards the vitality of existing neighbourhoods.

S2 – accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

Focusing development around existing educational, retail, work and leisure opportunities will help to improve accessibility to these services for new residents.

S4 – improve the health of the population

Focussing development around existing health facilities and with good access to green open space will help to contribute towards the health of the population.

EN1 – make optimum use of land & property

Focussing development within existing built areas will help to protect non-developed land. The potential also exists for the re-use of currently redundant buildings.

EN2 – reduce the need for travel and promote modes of travel other than the car

Locating development around existing educational, retail, work and leisure opportunities will help to reduce the need for travel.

EC1, EC3, and EC4

Concentrating development around existing educational, retail, work and leisure opportunities will help to support existing businesses and contribute towards the vitality of the local economy.

Potentially Positive

S3 – provision of a range of housing needs to meet the needs of the Borough
Whether this objective is met, with respect to affordable housing, will be dependent upon the size of land being development and if there is potential to negotiate with the developer to provide a percentage of affordable housing.

EN3 – enhance & protect the quality of the natural environment

Developing within the existing Telford Town and District Centres would protect greenspace within other areas of the Borough. However, an ecological assessment would need to be made on individual sites where wildlife is present. Former brownfield sites in particular can be rich in ecology if they have been allowed to regenerate back to a natural state.

EN4 – protect the quality of the built environment

This is dependent on high quality design being achieved, which could be met through implementation of the Design SPD.

EN5 – Reduce contributions to climate change

Concentrating housing and services and facilities in the same locality could reduce the need the travel. In which case, climate change contributions from traffic could be reduced. However, this is not a given and developments would need to be designed with this criteria in mind, to ensure that developments have good connections, for pedestrian and public transport access.

Buildings contribute 40% towards climate change emissions and therefore these emissions will need to be reduced, to prevent this assessment becoming negative. This can be achieved by complying with energy requirements of the Development Control DPD.

EN6 – reduce levels of pollution

As with EN5, locating housing near to services and facilities may reduce traffic pollution. However, consideration would need to be given to locating housing close to existing industrial areas.

Potentially Negative

EN7 – maximise efficient use of natural resources and minimise waste produced

As all developments require natural resources this has been given a potentially negative assessment. This could be changed to a positive benefit if measures are implemented to ensure maximise use of natural resources.

Neutral

S5, EC2

TELFORD – DEVELOPMENT OPTION TWO

Positive Compatible

S2 – accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

Focusing development around existing educational, retail, work and leisure opportunities will help to improve accessibility to these services for new residents.

Potentially Positive

S3 – provision of a range of housing that meets the Borough's needs

Whether this objective is met, with respect to affordable housing, will be dependent upon the size of land being development and if there is potential to negotiate with the developer to provide a percentage of affordable housing.

EN2 – reduce the need for travel & promote modes of travel other than the car
Locating development around key services or on public transport routes could reduce the need for travel by car. However, the extent to which this will be achieved will be dependent on the quality of public transport alternatives, i.e. frequency, reliability and operating hours. This is particularly important as residents will still need to travel to access retail, leisure and work opportunities.

EN4 – enhance & protect the quality of the built environment

This is dependent on high quality design being achieved, which could be met through implementation of the Design SPD.

EN5 – reduce contributions to climate change

Concentrating housing around key services and public transport routes could reduce the need the travel. In which case, climate change contributions from traffic could be reduced. However, this is not a given and developments would need to be designed with this criteria in mind, to ensure that developments have good connections, for pedestrian and public transport access.

Buildings contribute 40% towards climate change emissions and therefore these emissions will need to be reduced, to prevent this assessment becoming negative. This can be achieved by complying with energy requirements of Development Control DPD.

EC1 – promote economic growth which is sustainable

Concentrating development around key services and public transport routes could help contribute towards the local economy. However, as residents will need to travel to access leisure and retail opportunities there is a potential that they may then travel outside of the Borough.

EC4 – retain & expand existing local economic investment

Concentrating development around key services and public transport routes could help contribute towards the local economy. However, as residents will need to travel to access leisure and retail opportunities there is a potential that they may then travel outside of the Borough. If this was to occur it could be to detriment of existing businesses within the Borough.

Potentially Negative

EN7 – maximise the efficient use of natural resources & minimise waste production

As all developments require natural resources this has been given a potentially negative assessment. This could be changed to a positive benefit if measures are implemented to ensure maximise use of natural resources.

Unknown

S1 – improve and maintain the quality of life and community well being for all
Further information is required for each specific proposed development site, for e.g. location, number of properties, before an assessment can be made against this objective.

S4 – improve the health of the population

Further information is required with reference to access to health facilities and open green space.

EN1 – make the optimum use of land & property

Further information is required as to the type of land, and its current use, which is being proposed for development.

EN3 – enhance & protect the quality of the natural environment

Further information will be required for each specific proposed development location before this assessment can be completed. For example, is the location a greenfield or a brownfield site. The latter does not automatically mean that it will have limited ecological or amenity value.

EN6 – reduce levels of pollution

Further information will be required for each specific proposed development location before this assessment can be completed.

Neutral

S5, EC2, EC3

TELFORD - DEVELOPMENT OPTION THREE:

Potentially Positive

S2 – accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

This is dependent on where the new development is located and the type of connections that are made to Town Centre and surrounding neighbourhoods.

S3 – provision of a range of housing that meets the Borough's needs

Whether this objective is met, with respect to affordable housing, will be dependent upon the size of land being development and if there is potential to negotiate with the developer to provide a percentage of affordable housing.

EN4 – enhance & protect the quality of the built environment

This is dependent on high quality design being achieved, which could be met through implementation of the Design SPD.

EN5 – reduce contribution towards climate change

Concentrating housing around key services and public transport routes could reduce the need the travel. In which case, climate change contributions from traffic could be reduced. However, this is not a given and developments would need to be designed with this criteria in mind, to ensure that developments have good connections, for pedestrian and public transport access.

Buildings contribute 40% towards climate change emissions and therefore these emissions will need to be reduced, to prevent this assessment becoming negative. This can be achieved by complying with energy requirements of Development Control DPD.

Potentially Negative

EN1 – make the best use of land & property

Brownfield sites, particularly those that have undergone an element of natural regeneration, can provide valuable locations for ecology and amenity use. It does not automatically follow that developing on these sites represents the best use of land.

Taking a precautionary approach to this objective it has been assessed as being negative with respect to Development Option Three. An in-depth assessment of the proposed site would be needed if the Option was to be selected as the preferred development option.

EN3 – enhance & protect the quality of the natural environment

Brownfield sites, particularly those that have undergone an element of natural regeneration, can provide valuable locations for ecology and amenity use. It

does not automatically follow that developing on these sites represents the best use of land.

Taking a precautionary approach to this objective it has been assessed as being negative with respect to Development Option Three. An in-depth assessment of the proposed site would be needed if the Option was to be selected as the preferred development option.

EN7 – maximise the efficient use of natural resources and minimise waste production

As all developments require natural resources this has been given a potentially negative assessment. This could be changed to a positive benefit if measures are implemented to ensure maximise use of natural resources.

Unknown

S1 – improve and maintain the quality of life & community well being for all
Further information is required on the location of the proposed development site before an assessment can be made against this objective.

S4 – improve the health of the population

Further information is required with reference to access to health facilities and open green space.

EN2 – reduce the need for travel & promote modes of travel other than the car
Further information is required on the location of the proposed development site before an assessment can be made against this objective.

EN6 – reduce the levels of pollution

A site by site assessment would need to be undertaken before an assessment could be made against this objective. The outcome could be either positive or negative, depending on the status of the site, with regards to contamination.

EC1 – promote economic growth which is sustainable

Further information is required on the location of the proposed development site before an assessment can be made against this objective.

EC4 – retain & expand existing local economic investment

Further information is required on the location of the proposed development site before an assessment can be made against this objective.

Neutral

S5, EC2, EC3

TELFORD - DEVELOPMENT OPTION FOUR

Potentially Positive

S2 – accessibility to a range of services & facilities to meets people's basic needs & promote social inclusion

This is dependent on where the new developments are located and the type of connections that are made to Town Centre and surrounding neighbourhoods.

S3 – provision of a range of housing that meets the Borough's needs
Whether this objective is met, with respect to affordable housing, will be dependent upon the size of land being development and if there is potential to negotiate with the developer to provide a percentage of affordable housing.

EN4 – enhance & protect the quality of the built environment
This is dependent on high quality design being achieved, which could be met through implementation of the Design SPD.

EN5 – reduce contribution towards climate change
Concentrating housing around key services and public transport routes could reduce the need the travel. In which case, climate change contributions from traffic could be reduced. However, this is not a given and developments would need to be designed with this criteria in mind, to ensure that developments have good connections, for pedestrian and public transport access.

Buildings contribute 40% towards climate change emissions and therefore these emissions will need to be reduced, to prevent this assessment becoming negative. This can be achieved by complying with energy requirements of Development Control DPD.

EC1 – promote economic growth which is sustainable
Concentrating development around key services and public transport routes could help contribute towards the local economy. However, as residents will need to travel to access leisure and retail opportunities there is a potential that they may then travel outside of the Borough.

EC4 – retain & expand existing local economic investment
Concentrating development around key services and public transport routes could help contribute towards the local economy. However, as residents will need to travel to access leisure and retail opportunities there is a potential that they may then travel outside of the Borough. If this was to occur it could be to detriment of existing businesses within the Borough.

Potentially Negative

EN1 – make the best use of land & property
Brownfield sites, particularly those that have undergone an element of natural regeneration, can provide valuable locations for ecology and amenity use. It does not automatically follow that developing on these sites represents the best use of land.

Taking a precautionary approach to this objective it has been assessed as being negative with respect to Development Option Three. An in-depth

assessment of the proposed site would be needed if the Option was to be selected as the preferred development option.

EN3 – enhance & protect the quality of the natural environment

Brownfield sites, particularly those that have undergone an element of natural regeneration, can provide valuable locations for ecology and amenity use. It does not automatically follow that developing on these sites represents the best use of land.

Taking a precautionary approach to this objective it has been assessed as being negative with respect to Development Option Four. An in-depth assessment of the proposed site would be needed if the Option was to be selected as the preferred development option.

EN7 – maximise the efficient use of natural resources and minimise waste production

As all developments require natural resources this has been given a potentially negative assessment. This could be changed to a positive benefit if measures are implemented to ensure maximise use of natural resources.

Unknown

S1 – improve and maintain the quality of life & community well being for all
Further information is required on the location of the proposed development site before an assessment can be made against this objective.

S4 – improve the health of the population

Further information is required with reference to access to health facilities and open green space.

EN2 – reduce the need for travel & promote modes of travel other than the car
Further information is required on the location of the proposed development site before an assessment can be made against this objective.

EN6 – reduce the levels of pollution

A site by site assessment would need to be undertaken before an assessment could be made against this objective. The outcome could be either positive or negative, depending on the status of the site, with regards to contamination.

Neutral

S5, EC2, EC3

NEWPORT DEVELOPMENT OPTIONS

The sustainability appraisal of the four development options for Newport indicates that **Option One** is the **most preferable** focusing in on the

development of smaller brownfield sites in and adjacent to the central area of the town.

It was assessed to be potentially positive against the sustainability objective, 'provision of a range of housing that meets the needs of the Borough'. This is because development option proposes a build rate of 30 dwellings per annum, which may reduce the potential for securing affordable housing.

The higher rate of building proposed by Options 2, 3 and 4 may provide more potential for increasing the proportion of affordable housing. However, this potential depends upon the number of properties being proposed on each site. It is recognised that the additional level of housing proposed in these options could help support and retain existing services and facilities and potentially result in the provision of new. Without further specific information these options have also been assessed as being only potentially positive.

NEWPORT - DEVELOPMENT OPTION ONE

Positive Compatible

S1 improve and maintain the quality of life & community well being for all
Focusing development within the current built-up area of Newport will help to contribute towards the vitality of the existing communities.

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion
Focusing development around existing educational, retails, work and leisure activities will help to improve accessibility to these services for new residents.

EN1 make optimum use of land & property
Focussing development within the existing built-up areas will help to protect non-developed land. The potential may also exist for the re-use of redundant buildings.

EN2 reduce the need for travel & promote modes of travel other than the car
Locating development around existing educational, retail, work and leisure opportunities will help to reduce the need for travel.

EC1 Promote economic growth which is sustainable

EC2 Create a balance of employment opportunities across all sectors

EC3 Enhance the image of the area as a business location

EC4 retain and expand existing local economic investment

Concentrating development around existing educational, retail, work and leisure opportunities will help to support existing businesses and contribute towards the vitality of the local economy.

Potentially Positive

S3 provision of a range of housing that meets the needs of the Borough

Whether this objective is met, with respect to affordable housing, will be dependent upon the size of land being development and if there is potential to negotiate with the developer to provide a percentage of affordable housing.

S4 improve the health of the population

Focussing development around existing health facilities and with good access to green open space will help to contribute towards the health of the population.

EN3 enhance & protect the quality of the natural environment

Developing within the existing Telford Town and District Centres would protect greenspace within other areas of the Borough. However, an ecological assessment would need to be made on individual sites where wildlife is present. Former brownfield sites in particular can be rich in ecology if they have been allowed to regenerate back to a natural state.

EN4 enhance & protect the quality of the built environment

This is dependent on high quality design being achieved, which could be met through implementation of the Design SPD.

EN5 reduce contributions to climate change

Concentrating housing and services and facilities in the same locality could reduce the need the travel. In which case, climate change contributions from traffic could be reduced.

Buildings contribute 40% towards climate change emissions and therefore these emissions will need to be reduced, to prevent this assessment becoming negative. This can be achieved by complying with energy requirements of the Development Control DPD.

EN6 reduce levels of pollution

As with EN5, locating housing near to services and facilities may reduce traffic pollution. However, consideration would need to be given to locating housing close to any existing industrial areas.

Potentially Negative

EN7 maximise the efficient use of natural resources & minimise waste production

As all developments require natural resources this has been given a potentially negative assessment. This could be changed to a positive benefit if measures are implemented to ensure maximise use of natural resources.

Unknown

S5 improve the education & skills of the population

Further information is required regarding the capacity of existing Newport schools before an assessment can be made against this objective.

NEWPORT - DEVELOPMENT OPTION TWO

Potentially Positive

S1 improve and maintain the quality of life & community well being for all
The provision of additional playing fields provision associated with this Option would bring community benefits. However, an assessment of the impact on the existing residents of the building on a Greenfield site would be needed before this objective could be assessed as being positive compatible.

S2 – accessibility to a range of services & facilities to meet people’s basic needs & promote social inclusion

This is dependent on where the new Greenfield development is located and the type of connections that are made to Newport Town Centre.

S3 provision of a range of housing that meets the needs of the Borough
Whether this objective is met, with respect to affordable housing, will be dependent upon the size of land being development and if there is potential to negotiate with the developer to provide a percentage of affordable housing.

S4 improve the health of the population

Focussing development around existing health facilities and with good access to green open space will help to contribute towards the health of the population.

EN1 make optimum use of land & property

Focussing development within the existing built-up areas will help to protect non-developed land. The potential may also exist for the re-use of redundant buildings. However, the use of a Greenfield site may not be the best use of land. An assessment would be needed of the current use of the proposed site.

EN2 reduce the need for travel & promote modes of travel other than the car
Locating development around existing educational, retail, work and leisure opportunities will help to reduce the need for travel. However, consideration needs to be given to ensuring that development on the Greenfield site has good pedestrian, cyclists and public transport connections into Newport Town Centre.

EN4 enhance & protect the quality of the built environment

This is dependent on high quality design being achieved, which could be met through implementation of the Design SPD.

EC1 Promote economic growth which is sustainable

EC2 Create a balance of employment opportunities across all sectors

EC3 Enhance the image of the area as a business location

EC4 retain and expand existing local economic investment

Concentrating development around existing educational, retail, work and leisure opportunities will help to support existing businesses and contribute towards the vitality of the local economy. However, consideration would be needed, with respect to development of a Greenfield site that good

connections (including those for pedestrians and cyclists) are made to Newport Town Centre.

Potentially Negative

EN3 enhance & protect the quality of the natural environment

Building on a Greenfield site could have a negative impact on the natural environment. A site assessment would need to be undertaken to ascertain the ecological value of the proposed site.

EN5 reduce contributions to climate change

Concentrating housing and services and facilities in the same locality could reduce the need the travel. In which case, climate change contributions from traffic could be reduced. However, this is dependent on good connections from the Greenfield site into Newport Town Centre, by modes of travel other than the car.

Buildings contribute 40% towards climate change emissions and therefore these emissions will need to be reduced. This can be achieved by complying with energy requirements of the Development Control DPD.

Developing on a Greenfield site will remove a sink for carbon dioxide.

EN6 reduce levels of pollution

Developing on a Greenfield site may lead to increase in pollution.

EN7 maximise the efficient use of natural resources & minimise waste production

As all developments require natural resources this has been given a potentially negative assessment. This could be changed to a positive benefit if measures are implemented to ensure maximise use of natural resources.

Unknown

S5 improve the education & skills of the population

Further information is required regarding the capacity of existing Newport schools before an assessment can be made against this objective

NEWPORT - DEVELOPMENT OPTIONS THREE

Positive Compatible

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

The provision of new sport and cultural facilities associated with this Development Option, will increase the accessibility of these services to both existing and new facilities.

Potentially Positive

S1 improve and maintain the quality of life & community well being for all

The provision of additional playing fields provision associated with this Option would bring community benefits. However, an assessment of the impact on

the existing residents of the building on a Greenfield site would be needed before this objective could be assessed as being positive compatible.

S3 provision of a range of housing that meets the needs of the Borough
Whether this objective is met, with respect to affordable housing, will be dependent upon the size of land being development and if there is potential to negotiate with the developer to provide a percentage of affordable housing.

S4 improve the health of the population

Focussing development around existing health facilities and with good access to green open space will help to contribute towards the health of the population.

EN2 reduce the need for travel & promote modes of travel other than the car
Locating development around existing educational, retail, work and leisure opportunities will help to reduce the need for travel. However, consideration needs to be given to ensuring that development on the Greenfield sites has good pedestrian, cyclists and public transport connections into Newport Town Centre.

EN4 enhance & protect the quality of the built environment

This is dependent on high quality design being achieved, which could be met through implementation of the Design SPD.

EC1 Promote economic growth which is sustainable

EC2 Create a balance of employment opportunities across all sectors

EC3 Enhance the image of the area as a business location

EC4 retain and expand existing local economic investment

Concentrating development around existing educational, retail, work and leisure opportunities will help to support existing businesses and contribute towards the vitality of the local economy.

However, consideration would be needed, with respect to development of the two Greenfield sites that good connections (including those for pedestrians and cyclists) are made to Newport Town Centre.

Potentially Negative

EN1 make optimum use of land & property

Building on two Greenfield sites is unlikely to represent the best use of land. An assessment of each proposed site would be needed to determine the current use of the land.

EN3 enhance & protect the quality of the natural environment

Building on a Greenfield site could have a negative impact on the natural environment. A site assessment would need to be undertaken to ascertain the ecological value of the proposed site.

EN5 reduce contributions to climate change

Concentrating housing and services and facilities in the same locality could reduce the need the travel. In which case, climate change contributions from

traffic could be reduced. However, this is dependent on good connections from the Greenfield sites into Newport Town Centre, by modes of travel other than the car.

Buildings contribute 40% towards climate change emissions and therefore these emissions will need to be reduced. This can be achieved by complying with energy requirements of the Development Control DPD.

Developing on a Greenfield site will remove a sink for carbon dioxide.

EN6 reduce levels of pollution

Developing on a Greenfield site may lead to increase in pollution.

EN7 maximise the efficient use of natural resources & minimise waste production

As all developments require natural resources this has been given a potentially negative assessment. This could be changed to a positive benefit if measures are implemented to ensure maximise use of natural resources.

Unknown

S5 improve the education & skills of the population

Further information is required regarding the capacity of existing Newport schools before an assessment can be made against this objective.

NEWPORT - DEVELOPMENT OPTION FOUR

Positive Compatible

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

The provision of new sport and cultural facilities associated with this Development Option, will increase the accessibility of these services to both existing and new facilities.

Potentially Positive

S3 provision of a range of housing that meets the needs of the Borough
Whether this objective is met, with respect to affordable housing, will be dependent upon the size of land being development and if there is potential to negotiate with the developer to provide a percentage of affordable housing.

S4 improve the health of the population

Focussing development around existing health facilities and with good access to green open space will help to contribute towards the health of the population.

EN2 reduce the need for travel & promote modes of travel other than the car
Locating development around existing educational, retail, work and leisure opportunities will help to reduce the need for travel. However, consideration needs to be given to ensuring that development on the Greenfield site has good pedestrian, cyclists and public transport connections into Newport Town Centre.

EN4 enhance & protect the quality of the built environment

This is dependent on high quality design being achieved, which could be met through implementation of the Design SPD.

EC1 Promote economic growth which is sustainable

EC2 Create a balance of employment opportunities across all sectors

EC3 Enhance the image of the area as a business location

EC4 retain and expand existing local economic investment

Concentrating development around existing educational, retail, work and leisure opportunities will help to support existing businesses and contribute towards the vitality of the local economy.

However, consideration would be needed, with respect to development of the two Greenfield sites that good connections (including those for pedestrians and cyclists) are made to Newport Town Centre.

Potentially Negative

S1 improve and maintain the quality of life & community well being for all

The impact on existing communities is likely to be negative given the proposed level of new development associated with this option.

S5 improve the education & skills of the population

The current capacity of Newport schools is insufficient to meet the demand that will be generated by this level of development.

EN1 make optimum use of land & property

Building on two Greenfield sites is unlikely to represent the best use of land. An assessment of each proposed site would be needed to determine the current use of the land.

EN3 enhance & protect the quality of the natural environment

Building on a Greenfield site could have a negative impact on the natural environment. A site assessment would need to be undertaken to ascertain the ecological value of the proposed site.

EN5 reduce contributions to climate change

Concentrating housing and services and facilities in the same locality could reduce the need the travel. In which case, climate change contributions from traffic could be reduced. However, this is dependent on good connections from the Greenfield sites into Newport Town Centre, by modes of travel other than the car.

Buildings contribute 40% towards climate change emissions and therefore these emissions will need to be reduced. This can be achieved by complying with energy requirements of the Development Control DPD.

Developing on a Greenfield site will remove a sink for carbon dioxide.

EN6 reduce levels of pollution

Developing on a Greenfield site may lead to increase in pollution.

EN7 maximise the efficient use of natural resources & minimise waste production

As all developments require natural resources this has been given a potentially negative assessment. This could be changed to a positive benefit if measures are implemented to ensure maximise use of natural resource.

RURAL AREAS DEVELOPMENT OPTIONS

The sustainability appraisal of the three development options for the Rural Areas indicates that **Option Two** is the **most preferable** focusing development in a limited number of locations. The allocation of land for housing development will help deliver more affordable housing in the area.

However, it is worth highlighting that none of the three development options performed particularly well against the sustainability objectives.

RURAL AREAS - DEVELOPMENT OPTION ONE

Potentially Positive

EN4 enhance & protect the quality of the built environment

This is dependent on high quality design being achieved, which could be met through implementation of the Design SPD.

Potentially Negative

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

Certain of the settlements covered by this Option provide only limited services and facilities and so development here would be in conflict with this objective.

S3 provision of a range of housing that meets the needs of the Borough Development at the level of 1 or 2 dwellings (with a limit of 13 dwellings) severely limits opportunities for providing affordable housing.

EN1 make optimum use of land & property

Allowing development to take place on undeveloped land is unlikely to represent the best use of that land.

EN2 reduce the need for travel & promote modes of travel other than the car
The limited range of services, facilities and employment opportunities means that it is highly likely that development in these settlements will result in increases car use.

EN3 enhance & protect the quality of the natural environment

Development in these settlements is likely to have a negative impact upon the natural environment due to the potential destruction of habitats.

EN5 reduce contributions to climate change

Buildings contribute 40% towards climate change emissions and therefore these emissions will need to be reduced. This can be achieved by complying with energy requirements of the Development Control DPD.

Furthermore, if development occurred on a Greenfield site this would mean the removal of a sink for carbon dioxide.

Transport-related greenhouse gas emissions are also likely to increase due to need to travel to access a variety of services, facilities and employment opportunities.

EN6 reduce levels of pollution

Transport-related pollution emissions are likely to increase due to need to travel to access a variety of services, facilities and employment opportunities.

EN7 maximise the efficient use of natural resources & minimise waste production

As all developments require natural resources this has been given a potentially negative assessment. This could be changed to a positive benefit if measures are implemented to ensure maximise use of natural resource.

Unknown

S4 improve the health of the population

Further information is required on specific health facilities in each of the proposed settlements.

Neutral

S1 improve and maintain the quality of life & community well being for all

S5 improve the education & skills of the population

EC1 Promote economic growth which is sustainable

EC2 Create a balance of employment opportunities across all sectors

EC3 Enhance the image of the area as a business location

EC4 retain and expand existing local economic investment

RURAL AREAS - DEVELOPMENT OPTION TWO

Potentially Positive

S1 improve and maintain the quality of life & community well being for all
Focussing development a limited number of settlements may help to assist the vitality of existing communities.

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

Focusing development in those settlements that have key services will enable new residents to access those services. However, it is likely that residents will have to travel to access a wider variety of services and employment opportunities.

S3 provision of a range of housing that meets the needs of the Borough

Focusing development in a limited number of settlements may assist in providing affordable housing, by increasing the number of dwellings built in these areas.

Potentially Negative

EN1 make optimum use of land & property

Allowing development to take place on undeveloped land is unlikely to represent the best use of that land.

EN2 reduce the need for travel & promote modes of travel other than the car
The limited range of services, facilities and employment opportunities means that it is highly likely that development in these settlements will result in increases car use.

EN3 enhance & protect the quality of the natural environment
Development in these settlements is likely to have a negative impact upon the natural environment due to the potential destruction of habitats.

EN5 reduce contributions to climate change
Buildings contribute 40% towards climate change emissions and therefore these emissions will need to be reduced. This can be achieved by complying with energy requirements of the Development Control DPD.

Furthermore, if development occurred on a Greenfield site this would mean the removal of a sink for carbon dioxide.

Transport-related greenhouse gas emissions are also likely to increase due to need to travel to access a variety of services, facilities and employment opportunities.

EN6 reduce levels of pollution

Transport-related pollution emissions are likely to increase due to need to travel to access a variety of services, facilities and employment opportunities.

EN7 maximise the efficient use of natural resources & minimise waste production

As all developments require natural resources this has been given a potentially negative assessment. This could be changed to a positive benefit if measures are implemented to ensure maximise use of natural resource.

Unknown

S4 improve the health of the population

Further information is required on specific health facilities in each of the proposed settlements.

S5 improve the education & skills of the population

Further information is required on the location and capacity of schools within each of the proposed settlements.

Neutral

EC1 Promote economic growth which is sustainable

EC2 Create a balance of employment opportunities across all sectors

EC3 Enhance the image of the area as a business location

EC4 retain and expand existing local economic investment

RURAL AREAS - DEVELOPMENT OPTION THREE

Potentially Positive

EN4 enhance & protect the quality of the built environment

This is dependent on high quality design being achieved, which could be met through implementation of the Design SPD.

Potentially Negative

S3 provision of a range of housing that meets the needs of the Borough

The type of development proposed is unlikely to be of sufficiently high number to deliver affordable housing.

EN1 make optimum use of land & property

Allowing development to take place on undeveloped land is unlikely to represent the best use of that land.

EN2 reduce the need for travel & promote modes of travel other than the car

The limited range of services, facilities and employment opportunities means that it is highly likely that development in these settlements will result in increases car use. This may be mitigated to some extent by the availability of public transport. However, the degree to which this happens is dependent upon the quality, efficiency and reliability of the public transport.

EN3 enhance & protect the quality of the natural environment

Development in these settlements is likely to have a negative impact upon the natural environment due to the potential destruction of habitats.

EN5 reduce contributions to climate change

Buildings contribute 40% towards climate change emissions and therefore these emissions will need to be reduced. This can be achieved by complying with energy requirements of the Development Control DPD.

Furthermore, if development occurred on a Greenfield site this would mean the removal of a sink for carbon dioxide.

Transport-related greenhouse gas emissions are also likely to increase due to need to travel to access a variety of services, facilities and employment opportunities.

EN6 reduce levels of pollution

Transport-related pollution emissions are likely to increase due to need to travel to access a variety of services, facilities and employment opportunities

EN7 maximise the efficient use of natural resources & minimise waste production.

As all developments require natural resources this has been given a potentially negative assessment. This could be changed to a positive benefit if measures are implemented to ensure maximise use of natural resource.

Unknown

S1 improve and maintain the quality of life & community well being for all
Further information on the location and size of proposed developments before an assessment can be made against this objective.

S2 accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion

Further information is required on the type of services and facilities based in specific settlements where development is proposed before an assessment can be made against this objective.

S4 improve the health of the population

Further information is required on specific health facilities in each of the proposed settlements.

S5 improve the education & skills of the population

Further information is required on the location and capacity of schools within each of the proposed settlements.

Neutral

EC1 Promote economic growth which is sustainable

EC2 Create a balance of employment opportunities across all sectors

EC3 Enhance the image of the area as a business location

EC4 retain and expand existing local economic investment

	Sustainability Objectives															
	S1	S2	S3	S4	S5	EN1	EN2	EN3	EN4	EN5	EN6	EN7	EC1	EC2	EC3	EC4
Plan Objectives	Improve and maintain the quality of life & community well being for all	Accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion	Provision of a range of housing that meets the needs of the Borough	Improve the health of the population	Improve the education & skills of population	Make optimum use of land & property	Reduce the need for travel & promote modes of travel other than the car	Enhance & protect the quality of the natural environment	Enhance & protect the quality of the built environment	Reduce contributions to climate change	Reduce levels of pollution	Maximise the efficient use of natural resources & minimise waste produced	Promote economic growth which is sustainable	Create a balance of employment opportunities across all sectors	Enhance the image of the area as a business location	To retain & expand existing local economic investment
Ensure the most appropriate and efficient use of land & buildings	PC	PC	PC	PC	Ne	PC	PC	PC	PC	PN	U	PN	PC	PC	PC	PC
Create a high quality built and natural environment recognising and enhancing local distinctiveness	PC	Ne	Ne	PC	Ne	PC	Ne	PC	PC	PN	PC	PN	Ne	Ne	PC	Ne
Consolidate the role of Telford as a sub-regional focus for development to serve the Borough and the wider area	PC	U	PC	Ne	Ne	U	PN	U	U	PN	PN	PN	PC	PC	PC	PC
Develop a vibrant and vital Telford town centre serving the needs of the Borough and the sub-region	PP	PP	PP	Ne	Ne	PP	PN	PP	U	PN	PN	PN	PC	PC	PC	PC
Create a network of distinctive mixed-use District Centres providing key services across the Borough	PC	PC	Ne	PC	PC	PP	PP	PP	U	PN	PP	PN	PC	PC	PC	PC
Support and deliver the continued urban regeneration of Telford	PC	PC	PC	PP	Ne	PC	PC	PC	U	PN	PN	PN	PC	PC	PC	PC
Support the role of Newport as a vital, vibrant market town	PC	PC	Ne	PP	Ne	U	PP	U	U	PN	PN	PN	PC	PC	PC	PC

	Sustainability Objectives															
	S1	S2	S3	S4	S5	EN1	EN2	EN3	EN4	EN5	EN6	EN7	EC1	EC2	EC3	EC4
Plan Objectives	Improve and maintain the quality of life & community well being for all	Accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion	Provision of a range of housing that meets the needs of the Borough	Improve the health of the population	Improve the education & skills of population	Make optimum use of land & property	Reduce the need for travel & promote modes of travel other than the car	Enhance & protect the quality of the natural environment	Enhance & protect the quality of the built environment	Reduce contributions to climate change	Reduce levels of pollution	Maximise the efficient use of natural resources & minimise waste produced	Promote economic growth which is sustainable	Create a balance of employment opportunities across all sectors	Enhance the image of the area as a business location	To retain & expand existing local economic investment
Deliver rural regeneration through diversification of the rural economy and the creation of sustainable rural communities	PC	PP	PP	PP	Ne	PN	PP	PN	U	PP	U	PN	PC	PC	PC	PC
Maximise access to opportunities while minimising the need to travel	PC	PC	Ne	PC	PC	U	PC	U	Ne	PP	PP	PN	PC	PC	PC	PC
Ensure social inclusion for all by improving accessibility to jobs, shopping, education, health, leisure facilities and other services	PC	PC	Ne	PC	PC	U	PC	U	Ne	PP	PP	PN	PC	PC	PC	PC
Provide a range of housing opportunities to meet identified housing across the Borough	PC	PP	PC	Ne	Ne	U	U	PN	U	PN	PN	PN	PP	Ne	Ne	PP
Create and maintain environments which ensure the safety of our communities	PC	Ne	Ne	Ne	Ne	U	Ne	PN	PN	U	U	U	Ne	Ne	Ne	Ne
Continue to regenerate and recognise community strengths in the Borough's priority neighbourhood areas	PC	PC	PC	PC	PC	PC	PC	PC	U	PN	PN	PN	Ne	Ne	PC	Ne
Create diversity in the economic base of the Borough	PC	Ne	Ne	Ne	Ne	U	U	U	U	PN	PN	PN	PC	PC	PC	PC

and create job opportunities to match population growth																
Facilitate long-term economic regeneration and the development of new employment opportunities	PC	Ne	Ne	Ne	Ne	U	U	U	U	PN	PN	PN	PC	PC	PC	PC

	Sustainability Objectives															
	S1	S2	S3	S4	S5	EN1	EN2	EN3	EN4	EN5	EN6	EN7	EC1	EC2	EC3	EC4
Plan Objectives	Improve and maintain the quality of life & community well being for all	Accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion	Provision of a range of housing that meets the needs of the Borough	Improve the health of the population	Improve the education & skills of population	Make optimum use of land & property	Reduce the need for travel & promote modes of travel other than the car	Enhance & protect the quality of the natural environment	Enhance & protect the quality of the built environment	Reduce contributions to climate change	Reduce levels of pollution	Maximise the efficient use of natural resources & minimise waste produced	Promote economic growth which is sustainable	Create a balance of employment opportunities across all sectors	Enhance the image of the area as a business location	To retain & expand existing local economic investment
Identify opportunities for new, small-scale employment development in the District Centres to create mixed-use	PC	PC	Ne	Ne	Ne	PC	PC	PP	U	PP	U	PN	PC	PC	PC	PC
Provide sufficient open space in the Borough in order to provide safe and high quality areas for recreation and leisure	PC	PP	PN	PC	Ne	PC	PP	PP	PC	PC	Ne	Ne	Ne	Ne	Ne	Ne
Ensure that all new development through their appearance, design, location & functionality minimise their impact on the environment	PC	PC	Ne	PC	Ne	PC	PC	PC	PC	PC	PC	PC	Ne	Ne	PP	Ne
Protect and enhance the environment and seek to improve the quality of life in the Borough	PC	Ne	PN	PC	Ne	PC	Ne	PC	Ne	PC	PC	Ne	Ne	Ne	Ne	Ne
Protect and enhance the countryside, our cultural and built	PC	PC	PN	PC	PC	PC	Ne	PC	PC	PP	Ne	Ne	Ne	Ne	PC	Ne

heritage and nature conservation																	
Conserve and enhance the value of the cultural heritage assets of the Ironbridge Gorge World Heritage Sites	PC	Ne	Ne	Ne	Ne	PC	PN	PP	PC	U	U	U	PC	Ne	PC	PC	
Encourage recycling and reduce dependence on Landfill	PC	PC	Ne	U	Ne	PP	PP	U	U	PP	U	PP	PP	U	U	PP	
Minimise the use of non-renewable mineral resources	Ne	Ne	Ne	Ne	Ne	PC	PP	PC	Ne	U	PP	PC	Ne	PP	Ne	Ne	
Create an integrated network of waste management facilities located so as to minimise their social, economic & environmental impact	PC	PC	Ne	PC	Ne	U	PC	U	U	PP	PP	PP	Ne	U	U	Ne	

	Sustainability Objectives															
	S1	S2	S3	S4	S5	EN1	EN2	EN3	EN4	EN5	EN6	EN7	EC1	EC2	EC3	EC4
Options	Improve and maintain the quality of life & community well being for all	Accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion	Provision of a range of housing that meets the needs of the Borough	Improve the health of the population	Improve the education & skills of population	Make optimum use of land & property	the need for travel & promote modes of travel other than the car	Enhance & protect the quality of the natural environment	Enhance & protect the quality of the built environment	Reduce contributions to climate change	Reduce levels of pollution	Maximise the efficient use of natural resources & minimise waste produced	Promote economic growth which is sustainable	Create a balance of employment opportunities across all sectors	Enhance the image of the area as a business location	To retain & expand existing local economic investment
Options 1: New development should be in and around Telford Town Centre and the District Centres	PC	PC	PP	PC	Ne	PC	PC	PP	PP	PP	PP	PN	PC	Ne	PC	PC
Option 2: New development should be at accessible points around the Borough i.e. close to key services and public transport routes	U	PC	PP	U	Ne	U	PP	U	PP	PP	U	PN	PP	Ne	Ne	PP
Option 3: New development should be on a new neighbourhood centre on major Brownfield sites within or adjacent to the Telford Town Centre	U	PP	PP	U	Ne	PN	U	PN	PP	PP	U	PN	U	Ne	Ne	U
New development should be a combination of the above three options	U	PP	PP	U	Ne	PN	U	PN	PP	PP	U	PN	PP	Ne	Ne	PP

	Sustainability Objectives															
	S1	S2	S3	S4	S5	EN1	EN2	EN3	EN4	EN5	EN6	EN7	EC1	EC2	EC3	EC4
Plan Options	Improve and maintain the quality of life & community well being for all	Accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion	Provision of a range of housing that meets the needs of the Borough	Improve the health of the population	Improve the education & skills of population	Make optimum use of land & property	Reduce the need for travel & promote modes of travel other than the car	Enhance & protect the quality of the natural environment	Enhance & protect the quality of the built environment	Reduce contributions to climate change	Reduce levels of pollution	Maximise the efficient use of natural resources & minimise waste produced	Promote economic growth which is sustainable	Create a balance of employment opportunities across all sectors	Enhance the image of the area as a business location	To retain & expand existing local economic investment
NEWPORT OPTION ONE	PC	PC	PP	PP	U	PC	PC	PP	PP	PP	PP	PN	PC	PC	PC	PC
NEWPORT OPTION TWO	PP	PP	PP	PP	U	PP	PP	PN	PP	PN	PN	PN	PP	PP	PP	PP
NEWPORT OPTION THREE	PP	PC	PP	PP	U	PN	PP	PN	PP	PN	PN	PN	PP	PP	PP	PP
NEWPORT OPTION FOUR	PN	PC	PP	PP	PN	PN	PP	PN	PP	PN	PN	PN	PP	PP	PP	PP
RURAL AREAS OPTION ONE	Ne	PN	PN	U	Ne	PN	PN	PN	PP	PN	PN	PN	Ne	Ne	Ne	Ne
RURAL AREAS OPTION TWO	PP	PP	PP	U	U	PN	PN	PN	PP	PN	PN	PN	Ne	Ne	Ne	Ne
RURAL AREAS OPTION THREE	U	U	PN	U	U	PN	PN	PN	PP	PN	PN	PN	Ne	Ne	Ne	Ne

Appendix G Appraisal Report and Matrix Draft Core Strategy submission document - Changed and new objectives

Core Strategy Objective 2 Facilitate long term economic regeneration through the diversification of the Boroughs economic base and create job opportunities to match population growth.

Positive Compatible

S1, Ec1, Ec2, Ec3, Ec4

Potentially Positive

S5 In order to become positive compatible there is a need to facilitate the re-skilling of the population through this or other policies relating to education provision.

En5 The objective supports the SA objective subject to conformity with reducing the carbon burden SPD and, the provision of sustainable buildings in sustainable locations, the use of sustainable processes and the diversification into environmental sector.

En6 The objective supports the SA objective subject to conformity with reducing the carbon burden SPD and, the provision of sustainable buildings in sustainable locations, the use of sustainable processes and the diversification into environmental sector.

En7 The objective supports the SA objective subject to conformity with reducing the carbon burden SPD and, the provision of sustainable buildings in sustainable locations, the use of sustainable processes and the diversification into environmental sector.

Neutral

S2, S3, S4

Unknown

En1, En2, En3, En4

Summary

There is a need for further information on the location of employment. There is potential for both positive and negative impacts depending on this location. Further information is required regarding the type of industry diversification will involve.

Core Strategy Objective 3 Provide a range of employment sites and premises to meet the needs of businesses of all sizes in both the manufacturing and service sectors.

Positive Compatible

S1, EN1, En2, En3, En4

Potentially Positive

S5 In order to become positive compatible there is a need to facilitate the re-skilling of the population through this or other policies relating to education provision.

En5 The objective supports the SA objective subject to conformity with reducing the carbon burden SPD and, the provision of sustainable buildings in sustainable locations, the use of sustainable processes and the diversification into environmental sector.

En6 The objective supports the SA objective subject to conformity with reducing the carbon burden SPD and, the provision of sustainable buildings in sustainable locations, the use of sustainable processes and the diversification into environmental sector.

En7 The objective supports the SA objective subject to conformity with reducing the carbon burden SPD and, the provision of sustainable buildings in sustainable locations, the use of sustainable processes and the diversification into environmental sector.

Neutral

S2, S3, S4

Unknown

En1, En2, En3, En4

Summary

There is a need for further information on the location of employment. There is potential for both positive and negative impacts depending on this location. Further information is required regarding the type of industry diversification will involve.

Core Strategy Objective 7 Create neighbourhoods with access to facilities and services to meet the day to day needs of their communities.

Positive Compatible

S1, S2, S4, S5, Ec1, Ec4

Potentially Positive

En2 Access to facilities needs to be defined more clearly. Access by modes other than the car could be added to make the objective more sustainable. Also adding 'local' or 'in close proximity' to services would ensure greater sustainability.

En5 Creation of neighbourhoods should be subject to Carbon Burden SPD and Development Control DPD.

En6 Creation of neighbourhoods should be subject to Carbon Burden SPD and Development Control DPD.

En7 Creation of neighbourhoods should be subject to Carbon Burden SPD and Development Control DPD.

Neutral

S3, En4, Ec2, Ec3

Unknown

En1, En3

Summary

Additional clarification is required regarding the mode of access to services being used. Greater emphasis on services being within close proximity of communities is needed.

Core Strategy Objective 10 Take measures to reduce the high rate of serious traffic accidents which occur on Telford and Wrekin's road networks.

Potentially Compatible

S4 It should be noted that traffic calming can lead to higher levels of air pollution through more frequent accelerations.

Potentially Positive

En2 If measures reduce levels of car use through creation and improvement of cycle and pedestrian provision.

Unknown

S1, S2, S3, En1, En3, En4, En5, En6, En7, Ec1, Ec2, Ec3, Ec4

Summary

Not enough information is available to appraise this objective. The appraisal team had to question how much the core strategy could influence this matter. The sustainability appraisal of the Local Transport Plan would be the better placed to address this issue.

Core Strategy Objective 16 Ensure the most appropriate and efficient use of natural and built resources.

Potentially Compatible

En1, En3, En4, En7

Neutral

S1, S2, S3, S4, S5, En2, En5, En6, Ec1, Ec2, Ec3, Ec4

Summary

Many of the SA objectives were not related to the core strategy objective. Others were supported by the core strategy objective. Efficiency in the use of natural resources will reduce the demand for natural resources and therefore the pressure on the natural environment.

Core Strategy Objective 18 Protect and enhance the Ironbridge Gorge World Heritage Site

Positive Compatible

En3, En4, Ec3

Potentially Positive

En1 Subject to buildings being appropriately maintained and providing a functional use.

Neutral

S1, S2, S3, S4, S5, En2, En5, En6, En7, Ec1, Ec2, Ec4

Summary

Many of the SA objectives do not relate to the core strategy objective. The Ironbridge Gorge contributes to the quality of the historic built and natural environment as well as enhancing the image of the area by providing an evening economy and visitor attractions in the area.

Core Strategy Objective 20 Protect, enhance and conserve the natural environment, areas of high biodiversity, nature conservation value and landscapes within the Borough.

Potentially Compatible

S1, En1, En3, Ec3

Potentially Positive

S2 It is important to achieve a balance between protecting the natural environment and allowing access to the natural environment. Natural areas should be made more accessible where appropriate.

S4 This objective will support the SA objective if good access to natural areas is provided.

S5 This objective will support the SA objective if access for schools is encouraged.

Neutral

S3, En2, En4, En5, En6, En7, Ec1, Ec2, Ec4

Summary

The Core Strategy will focus development on areas other than natural areas which are better suited for development. It makes sense to retain areas of high ecological value because it is unsustainable to try to recreate them.

Core Strategy Objective 21 Conserve and enhance the natural beauty of the Shropshire Hills

Potentially Compatible

En1, En3, En4

Neutral

S1, S2, S3, S4, S5, En2, En5, En6, En7, Ec1, Ec2, Ec3, Ec4

Summary

Only a small number of sustainability objectives relate to this core strategy objective due to the specific nature of the topic.

Core Strategy Objective 25 Contribute to the reduction of CO2 emissions.

Positive Compatible

S1, S4, En3, En5, En6

Potentially Positive

En2 May promote modes of transport other than the car.

En7 Wording should be changed to greenhouse gas emissions rather than CO2.

Ec 4 Those who embrace it should see economic benefits through improved efficiency.

Neutral

S2, S3, S5, En1, En4, Ec1, Ec2, Ec3

Summary

The SA highlighted the need to widen the context to greenhouse gas emission rather than CO2 emissions. Reducing our CO2 emissions makes an important and recognised contribution to sustainable development. With regards to growth, measures to reduce CO2 emissions might put some companies off, but equally it might attract the types of companies we would like in the area, that is, those with high environmental standards.

Core Strategy Objective 27 Create a mix of uses in key location across the Borough

Potentially Compatible

EN1 A mix of uses suggest greater flexibility in the use of buildings for example having flats above shops may avoid part of a building being left unused.

EN2 A mix of uses may reduce the need to travel should residents take up local employment opportunities.

EC1, EC2, EC4 A mix uses could provide more smaller premises thereby creating more opportunities for economic growth through small to medium businesses.

Potentially Positive

EN5 The objective supports the SA objective subject to conformity with SPD on reducing the carbon burden.

Potentially Negative

S1 It is not clear whether 'all' will be able to access the 'mix of uses' as the locations are not identified. Also, a mix of uses can sometimes have detrimental affect on quality of life for those who do not wish to live near uses other than residential.

S2 It is not clear whether this objective supports the sustainability objective as the locations are not stated or the mix of uses defined

however if having a mix of uses represents a loss in retail in accessible locations then this would be detrimental to the sustainability objective. EN3 In the pursuit of a mix of uses in key locations natural areas may be lost.

EN4 The core strategy objective may lead to a loss of character if the historic pattern of uses is changed.

Neutral

S3, S4, S5, EN6, EN7

Summary

A number of loose links were identified by the appraisal between health and education should the mix of uses includes schools or doctors however it was felt that these links were not of significance. A mix of uses creates the potential for one company to use the waste of another. A more dilute residential environment will make waste collection more difficult.

Core Strategy Objective 29 Build a community that develops and maximises its potential through culture.

Potentially Compatible

S1, S5

Unknown

S2, S3, S4, EN1, EN2, EN3, EN4, EN5, EN6, EN7, EC1, EC2, EC3, EC4

Summary

The appraisal result depends on how culture is defined.

Core Strategy Objective 30, 31 and 32

Deliver high quality and integrated education services to transform life chances for children and families with schools at the heart of the community.

Create inclusive and life long learning communities to raise achievement and aspirations.

To support infrastructure development of schools, community clusters, and healthy schools initiatives to create learning communities and schools for the future to regenerate neighbourhoods.

Potentially Compatible

S1, S4, S5, EN1, EC2, EC3, EC4

EN1 Older school buildings may not be fit for purpose. Refurbishment would be preferable to demolition.

EC2,3,4 The availability of workers can be a determining factor when companies are deciding where to locate, whether to expand and

whether to leave an area. The quality of schooling can influence where people choose to live and wrap around care can influence whether a person with childcare responsibilities returns to work. A secondary affect from the improved education could be a greater supply of workers.

Potentially Positive

EN4 The design specification and build quality of the school will need to be challenging for the built environment to be improved.

EN5 Any developments pursued in the delivery of this object should be subject to BREEAM standards to ensure reduce contributions to climate change and be better adapted to climate change impacts.

EN6 Any development pursued in the delivery of this objective should be subject to BREEAM standards to ensure that emissions are minimised. In addition construction methods should also aim to minimise pollution.

EN7 Any developments pursued in the delivery of this objective should be built and operated to ensure that resource efficiency and waste minimisation are achieved.

Potentially Negative

EN3 The schools or supporting infrastructure required in implementing this policy may result in the loss of green space should it be judged that the benefits of the life long learning community outweigh those of the green open space.

Neutral

S3, EC1

S2 If the objective leads to bigger but fewer schools then many children will have further to travel to school suggesting that access to services is reduced. However, if these bigger schools provide a greater range of services to wider variety of individuals then access to facilities has been improved.

EN2 If the objective leads to bigger but fewer schools then many children will have further to travel to school suggesting that dependency on the car will increase. However other potential users, for example an adult wishing to attend an evening class may not have to travel as far should these bigger schools provide for their needs.

Summary

A lengthy discussion was stimulated by these three objective regarding the degree to which planning can actually influence these objective and therefore the legitimacy of analysing the impacts at all. The following suggestions were put forward;

- housing could be located close to schools to ensure their long term viability and support healthy schools initiatives such as walking buses.

- the quality of the building and infrastructure required for life long learning communities could be influenced through the development control process for example through the use of section 106 agreements and compulsory purchase orders,

some larger mixed use development which could potentially be proposed in a later DPD could include a school within that proposal.

The potential benefits from the proposed life long learning communities depend on what modes of transport are used to access the facilities and what range of facilities are provided. To achieve a 'win win' situation a range of services for all potential users would have to be provided by a large number of smaller schools located in accessible locations across the Borough however it is recognised that this may not be financially viable.

Perhaps what needs to be said is that the core strategy aims to support education in achieving their objective of providing lifelong learning communities and implementing healthy schools initiatives.

	Sustainability Objectives															
	S1	S2	S3	S4	S5	EN1	EN2	EN3	EN4	EN5	EN6	EN7	EC1	EC2	EC3	EC4
Plan Objectives	Improve and maintain the quality of life & community well being for all	Accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion	Provision of a range of housing that meets the needs of the Borough	Improve the health of the population	Improve the education & skills of population	Make optimum use of land & property	Reduce the need for travel & promote modes of travel other than the car	Enhance & protect the quality of the natural environment	Enhance & protect the quality of the built environment	Reduce contributions to climate change	Reduce levels of pollution	Maximise the efficient use of natural resources & minimise waste produced	Promote economic growth which is sustainable	Create a balance of employment opportunities across all sectors	Enhance the image of the area as a business location	To retain & expand existing local economic investment
Objective 2	PC	Ne	Ne	Ne	PP	U	U	U	U	PP	PP	PP	PC	PC	PC	PC
Objective 3	PC	Ne	Ne	Ne	PP	U	U	U	U	PP	PP	PP	PC	PC	PC	PC
Objective 7	PC	PC	Ne	PC	PC	U	PP	U	Ne	PP	PP	PP	PC	Ne	Ne	PC
Objective 10	U	U	U	PC	U	U	PP	U	U	U	U	U	U	U	U	U
Objective 16	Ne	Ne	Ne	Ne	Ne	PC	Ne	PC	PC	Ne	Ne	PC	Ne	Ne	Ne	Ne
Objective 18	Ne	Ne	Ne	Ne	Ne	PP	Ne	PC	PC	Ne	Ne	Ne	Ne	Ne	PC	Ne
Objective 20	PC	PP	Ne	PP	PP	PC	Ne	PC	Ne	Ne	Ne	Ne	Ne	Ne	PC	Ne
Objective 21	Ne	Ne	Ne	Ne	Ne	PC	Ne	PC	PC	Ne	Ne	Ne	Ne	Ne	Ne	Ne

Each LDF (Plan) objective has been appraised on it's compatibility with the Sustainability Objectives. Results of the appraisal are recorded as follows:

- PN = Potentially Negative:** Where the Plan objective conflicts with the sustainability objective. Recommendations for changing the Plan objective are made
- PP = Potentially Positive:** Plan objectives may be sustainable given certain provisos (see report)
- NE = Neutral:** There is no relationship between the plan objectives & SA objectives / the plan objective has both Negative & positive outcomes which balance
- PC = Positive Compatible:** The Plan objective supports the sustainability objective & no changes are required
- U = Unknown at this time:** There is insufficient information available to appraise the objective

	Sustainability Objectives															
	S1	S2	S3	S4	S5	EN1	EN2	EN3	EN4	EN5	EN6	EN7	EC1	EC2	EC3	EC4
Plan Objectives	Improve and maintain the quality of life & community well being for all	Accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion	Provision of a range of housing that meets the needs of the Borough	Improve the health of the population	Improve the education & skills of population	Make optimum use of land & property	Reduce the need for travel & promote modes of travel other than the car	Enhance & protect the quality of the natural environment	Enhance & protect the quality of the built environment	Reduce contributions to climate change	Reduce levels of pollution	Maximise the efficient use of natural resources & minimise waste produced	Promote economic growth which is sustainable	Create a balance of employment opportunities across all sectors	Enhance the image of the area as a business location	To retain & expand existing local economic investment
Objective 25	PC	Ne	Ne	PC	Ne	Ne	PP	PC	Ne	PC	PC	PP	Ne	Ne	Ne	Ne
Objective 27	PN	PN	Ne	Ne	Ne	PC	PC	PN	PN	PP	Ne	Ne	PC	PC	PC	PC
Objective 30	PC	Ne	Ne	PC	PC	PC	Ne	PN	PP	PP	PP	PP	Ne	PC	PC	PC
Objective 31	PC	Ne	Ne	PC	PC	PC	Ne	PN	PP	PP	PP	PP	Ne	PC	PC	PC
Objective 32	PC	Ne	Ne	PC	PC	PC	Ne	PN	PP	PP	PP	PP	Ne	PC	PC	PC
Objective 29	PC	U	U	U	PC	U	U	U	U	U	U	U	U	U	U	U

Each LDF (Plan) objective has been appraised on it's compatibility with the Sustainability Objectives. Results of the appraisal are recorded as follows:

- PN = Potentially Negative:** Where the Plan objective conflicts with the sustainability objective. Recommendations for changing the Plan objective are made
- PP = Potentially Positive:** Plan objectives may be sustainable given certain provisos (see report)
- NE = Neutral:** There is no relationship between the plan objectives & SA objectives / the plan objective has both Negative & positive outcomes which balance
- PC = Positive Compatible:** The Plan objective supports the sustainability objective & no changes are required
- U = Unknown at this time:** There is insufficient information available to appraise the objective

Appendix H Appraisal Report and Matrix Draft Submission Document Policies Core Strategy Policy 1 Spatial Development Strategy

Positive Compatible

S2, S3, S5, En1, En2, En4, En7, Ec1, Ec3, Ec4

Potentially Positive

S1 As development is focussed in some specific areas; benefits to the community's quality of life may not be evenly distributed.

S4 Focussing development in existing urban areas will inevitably result in the infilling of some open space. Open space should be protected where it makes a significant difference to a community's access to free informal recreation.

En5 Contributions to climate could be reduced if suitable measures are included in the Design Guide and Reducing the Carbon Burden SPD's.

En6 Contributions to climate could be reduced if suitable measures are included in the Design Guide and Reducing the Carbon Burden SPD's.

Neutral

En3

Unknown

Ec2

Summary

Given the current layout of the Borough and in particular the pattern of development of the Telford urban area, this policy (which focuses development to built up areas) is considered to have no direct conflicts with sustainability objectives.

Core Strategy Policy 2 Sustainable Development Principles

Positive Compatible

S1, S2, S3, S4, S5, En1, En2, En3, En4, En5, En6, En7, Ec1, Ec2, Ec3, Ec4

Summary

As the nature of this policy generally supports the set of sustainability objectives, it can only be viewed as being positively compatible. It should be noted that in order to ensure these principles are followed, further explanation of what is required of developers should be included in the Development Control DPD and Carbon Burden Supplementary Planning Document (SPD).

As the nature of this policy generally supports the set of sustainability objectives, it can only be viewed as being positively compatible. There is potential to strengthen the policy by making explicit mention of measures to reduce the risk of flooding. It should be noted that in order to ensure these principles are followed, further explanation of what is required of developers should be included in the in the Development Control DPD and Carbon Burden Supplementary Planning Document.

Core Strategy Policy 3 Regeneration

Positive Compatible

S1, S2, S4, En1, En4, En5, En6, Ec2, Ec3

Potentially Positive

S5 The education and skills within a community can be developed through involvement with regeneration projects.

En2 In order to promote more sustainable travel patterns the policy needs to address the connectivity (by transport modes other than the car) between regeneration areas and services and facilities.

En7 An efficient use of natural resources and a reduction in waste produced can be achieved if regeneration follows the principle of the waste hierarchy: Existing buildings should be refurbished in preference to demolition and waste created by unavoidable demolition should be recycled.

Ec1 Where regeneration areas involved mixed use development; they may not be attractive or suitable for businesses in key sectors.

Ec4 Regeneration schemes can lead to the loss of some smaller long established businesses.

Neutral

En3

Summary

Supporting regeneration throughout the Borough compliments sustainable development. Economic objectives should be met, particularly as regeneration is likely to improve the image of an area and provide opportunities for investment, but there is the possibility that existing firms can face some difficulty in regeneration areas. The policy is also compatible with most environmental objectives, although many regeneration projects can involve demolition and new construction.

The policy could reflect a more prudent use of natural resources if it signalled a preference for the refurbishment of existing buildings or, where this is not appropriate, the on site recycling of demolition waste. Similarly social objectives are supported by this policy, subject to the provision of suitable community amenities and facilities. It could be noted that regeneration projects are most successful where care is taken to safeguard the exiting community fabric. Finally, 'Strategic regeneration initiatives' suggests developments on a larger scale. It is suggested that smaller scale regeneration projects can also make a valuable contribution to achieving sustainability objectives.

Core Strategy Policy 4 Social Inclusion & Accessibility

Positive Compatible

S2, S4, S5, En2, En6, Ec1, Ec2, Ec3, Ec4

Potentially Positive

S1 Community quality of life is dependant on the policy's ability to minimise the fragmentation of communities that can be an impact of road infrastructure.
En3 The policy should specifically recognise the impacts of car travel and should include impacts on health and wildlife.

Neutral

S3, En1, En4, En5, En7

Summary

Affording accessibility to services and facilities close to where people live will contribute to achieving sustainable development. Issues related to the location of services, facilities and employment are appraised in policies CS7-CS10. Crime related barriers to using other forms of sustainable transport such as walking should be included. When aiming to minimise the negative impacts of car travel, social impacts such as accidents and fragmentation of communities and habitats by major routes should also be taken into account.

Core Strategy Policy 5 Community Facilities

Positive Compatible

S1, En1, En2

Potentially Positive

S2 Any new residential development should include provision of suitable access to existing facilities.

En3 As the policy specifies circumstances where development on open space will be permitted, there is potential for negative impacts on the natural environment.

En5 Older community buildings may be energy inefficient, so resisting their loss would contribute to climate change.

En7 In order to reduce the production of waste, refurbishment of existing buildings should be considered in preference to demolition and replacement.

Neutral

S3, S4, S5, En4, En5, En6, Ec1, Ec2, Ec3, Ec4

Summary

Protecting the community's existing facilities and amenities and encouraging the provision of new ones is appraised as having obvious social benefits, and few environmental or economic impacts, giving an overall positive contribution to sustainability objectives. The policy for locating the facilities is unlikely to result in detrimental effects on accessibility and will promote modes of travel other than the car.

The promotion of social inclusion may benefit from a definition of 'community facilities'; e.g. space for faith groups may be included. Resisting development could have negative impacts if the existing facilities have a detrimental effect on the built environment. Equally some established amenity land has wildlife value that is not as easily replaced as the primary function of the site. There

are very limited links between the policy and most economic objectives, although it could present opportunities for community based enterprise.

Core Strategy Policy 6 Open Space

Positive Compatible

S4, En4, Ec3

Potentially Positive

S1 Enhancements of open space need to take into account the existing quality and functional value. Consultation with the local community should ensure a suitable scope for improvements.

En3 There is potential for the policy to specify that enhancements to open space should be beneficial to the natural environment.

En5 Open space can reduce vulnerability to climate change by attenuating storm water run off, thus reducing the likelihood of flooding. Therefore open space as part of new developments should exploit the opportunity to form part of a sustainable urban drainage system.

En6 Level of water pollution can be reduced by green open space filtering out pollutants. Therefore open space as part of new developments should exploit the opportunity to form part of a sustainable urban drainage system.

Potentially Negative

En1 Resisting development of open space (or indeed permitting it) should be related to the amount of open space within an area, in order to make optimum use of land resources.

Neutral

S2, S3, S5, En2, En7, Ec1, Ec2, Ec4

Summary

There are concerns as to whether the optimum use of land will be achieved if development on open space is resisted unless environmental or social benefits are achieved. Some open space may be of no value or may even have a negative impact on the local vicinity if crime and anti-social behaviour are a problem. Such open space may be better developed even if an environmental or community benefit cannot be proved.

There is also a need to ensure that new open space complements and integrates within the built environment rather than fragmenting existing communities. The open space within Telford provide the 'green lungs' thereby reducing the problems of climate change and pollution. Further, green open space performs a function in flood management in urban areas by attenuating storm water.

Core Strategy Policy 7 Central Telford

Positive Compatible

S2 The CS policy will increase the range of services by encouraging other facilities and they are central to everyone. More people travelling to the town

centre could make public transport more viable and therefore services in the town centre more accessible.

En1 Much of town centre is brown field land. Higher density development suggests a better use of land.

En2 The policy refers to increasing public transport and improving the pedestrian permeability of the town centre.

Ec1, Ec2, Ec3, Ec4

Some enhancements may be less sustainable for example hard surface and buildings.

Potentially Positive

S1 The disruption from construction work could reduce quality of life in the short term. It might be argued that more A3, particularly those limited to night time use could increase anti-social behaviour, particularly after heavy drinking. This may be detrimental to the local residents as well as the individuals involved. The development needs to include cultural and social facilities such as libraries, theatres, dentists and doctors. Some explanation of cultural may be helpful here. The policy to supporting the SA objective relies on making sure that there is something for everyone.

S3 The policy will support the objective if the housing mentioned includes the range outlined in the SA framework.

S4 If health facilities are provided. If the town park is enhanced to the benefit of local residents. Making the park a regional asset might not benefit the health of the residents if that involves erecting a large building on the town park. S5 Libraries and galleries could improve education opportunities. The inclusion of a university campus or school could also increase education opportunities.

En4 The quality of the built environment is quite poor at present so the opportunity for improvement is substantial. The policy mentions promoting distinctive architecture which supports the SA objective however green space in town centre forms part of the quality of the built environment and should be protected.

En5 Whether the policy supports the SA objective depends on the compliance with SPD on reducing the carbon burden and the Telford Town Centre Development Control Guidance Design Principle 2. Redevelopment provides an opportunity to introduce SUDS, green roofs, replace inefficient stock with environmentally friendly buildings and build on the impermeable surfaces.

En6 As above.

En7 Follow the green guide for construction and recycle demolition waste.

Potentially Negative

En3 The introduction of a cultural quarter may impinge on the town park. The Town Park is a local nature reserve. If that area is reduced it represents a conflict with the SA objective. Depends on what is meant by leisure and recreation.

Summary

Generally an appraisal of the centre at present would score badly. More safe and pleasant to walk around. Enhancing the town centre is good thing would be better to talk about sustainable town centre. Doesn't mention recycling, natural environment etc. General principles ok but nothing particularly addressing sustainability e.g. cafes don't provide high skill jobs. Many of social objectives are potentially covered but only if a mix of housing and uses are provided. Not overtly compatible. Score a lot of potential rather than compatibles. Depends on the specification of the development. Development of 'pay for' activities in the town park could increase social exclusion. At the moment the town park is a fantastic facility and every effort needs to be made to protect those qualities that in trying to address the weaknesses of the town centre such as the lack of night time economy that we don't remove its greatest strength.

Core Strategy Policy 8 District/Local Centres within Telford

Positive Compatible

S1 The strength and vitality of the district centres are important to create a sense of community and an environment in which local residents are proud and happy to be living within.

S2 The policy talks about providing core services and facilities.

En2 Concentrating development reduces the need to travel outside a neighbourhood and makes public transport more viable.

En 5 Due to less travelling.

Ec1 Economic growth will bring life and vitality into centres.

Ec2 More development leads to more variety.

Ec3 Growth leads to better image if new buildings are of a high standard.

Ec4 Growth means investment.

Potentially Positive

S3 The policy mentions housing uses but not that a range will be supplied.

S4 So long as core services includes access to doctors, dental and leisure facilities.

S5 New development need to include schools which also provide facilities for adults.

En4 There is a need to refurbish buildings and furnishings in district centre to improve the image of the centres. Further investment in the district centres will help to improve the quality and aesthetics in the centres. No mention is made in the policy of the need to improve the urban fabric.

Neutral

En3 By building in district centres you may be protecting green field land outside the district centres or you might be losing green space within district centres.

En6 May create less air pollution from reduced need to travel but may increase pollution in the immediate vicinity of the district centres if car travel to district centres increases.

En7

Unknown

En1

Summary

Development and renewal in the district centres is important for ease of use, transport, equality, access and vitality. Of particular concern is the need to balance investment between the town centre and the district centres.

Core Strategy Policy 9 Newport

Positive Compatible

S2, Ec1, Ec2, Ec4

Potentially Positive

S1 Might have short term impacts but long term benefits. The overall standard of living in Newport is high and there is a danger of this changing should development be allowed which does not respect the character and nature of Newport.

S5 If services include schools and community learning resources.

En4 There is little in the policy relating to the quality of the built environment. Concern as to whether this is sufficiently covered in other policies were raised. The production of design guidance for Newport may be useful.

Ec3 As a market town Newport create a niche for a variety of businesses. This character defined by the businesses contained within Newport should be Maintained.

Potentially Negative

En2 Newport has no train station and bus provision is poor but this should improve as the population increases.

En3 Increasing development in rural locations will inevitably push into the surrounding countryside in the very long term. The canal is a SSSI which is under threat already as in it is not in favourable condition. However development can provide opportunities and contributions to enhance existing assets such as the canal.

S4 There is little provision of open green space at present and there is no indication that it will be provided in future.

Neutral

S3, En5, En2, En6, En5, En7

Unknown

En1

Summary

Local need will be defined by the Local Housing Needs study. The concern with Newport is that there is already 80% commuting and more housing may lead to more commuting. Even if public transport improved people will not necessarily stop using their cars. There is also the issue of proving employment within Newport such that there is less need for commuting.

Core Strategy Policy 10 Rural Areas

Positive Compatible

S2, Ec1, Ec2, Ec4, S3

Potentially Positive

S1 The policy could contribute to rural regeneration however there are risks attached such as loss of character, loss of recreation space and the increased need for car travel due to the lack of services and facilities available.

S5 If services include schools and community learning resources.

En4 Little is mentioned in the policy relating to the quality of the built environment. Should there be design guidance in place then this could support the SA objective.

Potentially Negative

En2 Public transport is poor and the need to use the car will increase.

En3 Increasing development in a rural location will inevitably push into the surrounding countryside in the very long term.

Neutral

S4, En5 , En6, En5, En7

Unknown

En1

Summary

There are many disadvantages to development in the rural areas such as the increased need for car travel, the loss of green open space and the pressure on services and infrastructure. There is also a secondary affect on the urban areas as more people move out of urban areas to live in the countryside.

However it is important therefore than any development which occurs in the rural areas serves only the needs of the local people including that for homes and for employment.

Core Strategy Policy 11 Homes

Positive Compatible

S1, S2, S3, Ec1, Ec3

Potentially Positive

S4 Poor quality homes can damage health.

En4 Should 'decent' mean good design then the policy would support the SA objective.

En5 Resource efficient should be entered into the policy wording next to 'affordable, decent and appropriate' to ensure long term affordability and reduce fuel poverty.

En6 Resource efficient should be entered into the policy wording next to 'affordable, decent and appropriate' to ensure long term affordability and reduce fuel poverty.

En7 Resource efficient should be entered into the policy wording next to 'affordable, decent and appropriate' to ensure long term affordability and reduce fuel poverty. In addition recycling facilities should be facilitated.

Neutral

S4, S5, En1, En2, En3, Ec2, Ec4

Summary

SA objective S3 is concerned with the delivery of homes and specifically is concerned that a range of tenure types, house types, affordable and adaptable housing is provided. All these aspects are mentioned in the policy except adaptability.

Core Strategy Policy 12 Jobs

Positive Compatible

S1, S5, EN2, EC2, EC1, EC3, EC4

Potentially Positive

En3 If the policy promotes jobs in environmental industries then the policy would support the objective so long as employment land does not cover natural spaces.

Neutral

S2, S3, S4, EN1, EN4 En5, En6, En7

Summary

The provision of jobs is generally recognised as being economically and socially sustainable. It is also environmentally sustainable if it reduces the need to travel by car. Telford has very low unemployment to start with and many people are being brought into the area to cope with demand.

The policy is non specific about what types of jobs are being promoted. Emphasis on high value, high skill jobs and jobs in environmental industries would be more sustainable. The promotion of businesses with environmental accreditation would also be beneficial.

It is important that jobs are provided for Telford's growing population. Having a job is recognised as being better for health and for achieving a better quality of life. An employed community suffers less crime and has better training opportunities, Achieving a balance of employment types can be more sustainable as the economy is less susceptible to economic fluctuations and the loss of industry to foreign countries.

Core Strategy Policy 13 Natural Environment & Resources

Positive Compatible

S2, S4, EN3, EN5, EN6, EN7, EC3, EN4

Potentially Positive

S5 The natural environment provides a valuable educational resource for the Borough; this should be recognised.

EC1 If it allowed economic activity facilitating the protection, enhancement and wise use of natural environment and resources this would support the Sa objective. These could include, for example, sustainable forestry, education centres, sustainable tourism, etc.

Neutral

S1, S3, EN1, EN2, EC2, EC4

Summary

When considering this policy it should be noted that a significant proportion of the Borough has wildlife and landscape value. In addition, much of this value is within the urban area and many of the brownfield sites within Telford have developed into significant habitats of biodiversity value. Presently there is some risk of flooding in the rural area north of Telford, although this risk is predicted to increase in the longer term.

The policy would benefit from recognising the contribution made by the natural environment; to the economy, as an educational resource and by complimenting adjacent built environment. Also, the section on flood prevention could go further in terms of climate change adaptation.

Core Strategy Policy 14 Cultural Assets

Positive Compatible

S1, S2, S4, EN4, EC1, EC2, EC3

Potentially Positive

EN1

Protection of sporting, historic and built environment should maximise the number of uses (e.g. historic buildings used for residential or business use) or find alternative uses for otherwise unused assets.

EN2

Accessible locations need to include public transport links and consider night time availability

EN3

Recognition of the cultural value of the natural environment would enhance this policy.

EC4

The development of a cultural quarter in the Town Centre should compliment the existing cultural economise in the district centres (e.g. Oakengates)

Neutral

S3, 35, EN5, EN6, EN7

Summary

The protection and enhancement of cultural assets fits well with social and economic sustainability objectives, by securing local distinctiveness and encouraging tourism. However the policy may encourage more visitors to the area, resulting in more car travel related issues. Further protecting assets may conflict with more efficient use of land, unless it is clear that protecting assets will ensure that they have a functional purpose as well as a cultural one.

Core Strategy Policy 15 Design

Positive Compatible

S1, EN2, EN4, EC3

Potentially Positive

S2 Design should also promote and enhance accessibility for all

S3 Design of developments should embrace variety including housing types

S4 Could be compatible assuming that integration will mean access to facilities and services beneficial to health

EN1 Sustainability would be enhanced by incorporating existing features and buildings into development designs

EN3 Ensuring design is sympathetic to the natural environment by incorporating existing natural assets, creating quality habitats and retaining a functional ecology across the site and beyond.

EN6 Careful design can reduce and limit pollution from both construction and operation.

EN7 Careful design can reduce and limit resource use during both construction and operation. For example, sustainable urban drainage needs to be considered from the design stage to be fully effective.

Potentially Negative

EN5 Design of development can have a significant impact on the ability to mitigate and adapt to climate change. Without this being addressed specifically we would therefore predict a negative contribution. However by clearly seeking to address the climate change issue through design incorporating elements such SUDs, CHP, building orientation; this could become positive.

Neutral

S5, EC1, EC2, EC4

Summary

The policy is very much concerned with the feel, look and influence of a development. However, design is also critical to the environmental sustainability of a place, which in turn can bring greater economic and social benefits. To fully contribute to sustainability objectives, environmentally beneficial design aspects that do not necessarily apply to individual buildings, such as Sustainable Urban Drainage, waste management and even opportunities for district heating or power, need to be considered at an early stage. Full compatibility will be dependant on the Development Control DPD and the Design Guide and Carbon Burden SPDs.

Core Strategy Policy 16 Waste

Positive Compatible

S2, EN2, EN5

Potentially Positive

EN6 Transportation around a 'network' and processing waste are likely to create additional emissions to air. There are also potential issues relating to noise and odour. Scaling facilities to consider regional provision may provide greater sustainability and efficiency.

EN7 There must be a stronger encouragement for the minimisation of waste arising.

EC1 Sustainable economic growth needs to consider the regional scale of waste management which may require larger scale facilities for separate waste streams.

EC3 Businesses may be attracted by an efficient waste management and recycling facility in the Borough. Making clear the policy refers to commercial & industrial waste as well as household waste could support this.

EC4 If facilities were to provide a service enabling local businesses to meet increasing regulations controlling waste.

Neutral

S1, S3, S4, S5, EN3, EC2

Unknown

EN1

Summary

This policy outlines several principles for waste management that could make significant contributions to sustainable development, not least, encouraging the utilisation of waste as a resource. Greater importance could be placed on encouraging the minimisation of waste of waste arising whenever possible.

The creation of a network of facilities using the 'proximity principle' fits well with sustainability objectives under most circumstances. However, the policy has been appraised as only potentially positive against most indicators. This is due to the fact that stipulating a network of facilities close to the point of origin may act as a barrier to the creation of larger facilities capable of processing waste on a regional basis if waste importing is viewed as contrary to this policy (as it is not close to point of origin).

In order to fully realise positive sustainability implications for the region as well as the Borough the policy should recognise that, in some instances, the most sustainable solution might be location of larger scale facilities for individual waste streams both within and outside the Borough. Such a situation also suggests that an 'integrated network of facilities' is not necessarily a sustainable objective for the Borough.

Core Strategy Policy 17 Minerals

Positive Compatible

EN1, EN6, EN7, EC4

Potentially Positive

EN2 Matching local supply with local need and favouring minerals extraction in relatively close proximity to known future development sites would make this more compatible with sustainability objectives

EC1 This could be compatible if it helps create a local recycled aggregates industry. Support for such a recycling site at a suitable location could be included.

Potentially Negative

EN3 Land free from existing development and so available for minerals extraction could be of value to the natural environment. The loss of such sites, in the short term, have a negative impact. However suitable restoration and aftercare could see a long term benefit.

Neutral

S1, S2, S3, S4, S5, EN4, EC2, EC3

Unknown

EN5

Summary

Minerals extraction is a necessity and is often seen to conflict with sustainability. However the policy does much to address areas where negative impact could be expected and so produces a relatively high number of neutral scores.

The remainder of the appraisal found that there was potential for compatibility with sustainability objectives if the following points are considered in the policy. Most importantly, given that most mineral resources are readily available, there a need to balance the extraction with local needs. There is no mention of this in the policy which could lead to unnecessary imports or exports, with environmental, social and economic impacts. Also, the promotion of efficient mineral waste management would benefit greatly if the development of a local recycled aggregate industry.

Long term restoration, aftercare and post extraction use are key elements in compensating and mitigating for impacts during operation phases.

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PC - Positive Compatible: The Plan objective supports the sustainability objective and no changes are required.

PP - Potential Positive - Plan Objectives may be sustainable given certain provisos (see report)

Plan Objectives	Sustainability Objectives															
	S1	S2	S3	S4	S5	EN1	EN2	EN3	EN4	EN5	EN6	EN7	EC1	EC2	EC3	EC4
	Improve and maintain the quality of life & community well being for all	Accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion	Provision of a range of housing that meets the needs of the Borough	Improve the health of the population	Improve the education & skills of population	Make optimum use of land & property	Reduce the need for travel & promote modes of travel other than the car	Enhance & protect the quality of the natural environment	Enhance & protect the quality of the built environment	Reduce contributions to climate change	Reduce levels of pollution	Maximise the efficient use of natural resources & minimise waste produced	Promote economic growth which is sustainable	Create a balance of employment opportunities across all sectors	Enhance the image of the area as a business location	To retain & expand existing local economic investment
Policy CS1	PP	PC	PC	PP	PC	PC	PC	Ne	PC	PP	PP	PC	PC	U	PC	PC
Policy CS2	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Policy CS3	PC	PC	PC	PC	PP	PC	PP	Ne	PC	PC	PC	PP	PP	PC	PC	PP
Policy CS4	PP	PC	Ne	PC	PC	Ne	PC	PP	Ne	Ne	PC	Ne	PC	PC	PC	PC
Policy CS5	PC	PP	Ne	Ne	Ne	PC	PC	PP	PP	Ne	Ne	PP	Ne	Ne	Ne	Ne
Policy CS6	PP	Ne	Ne	PP	Ne	PN	Ne	PN	PP	PP	Ne	Ne	Ne	Ne	PC	Ne
Policy CS7	PP	PC	PP	PP	PP	PC	PC	PN	PP	PP	PP	PP	PC	PC	PC	PC
Policy CS8	PC	PC	PP	PP	PP	U	PC	Ne	PP	PC	Ne	Ne	PC	PC	PC	PC

Each LDF (Plan) objective has been appraised on it's compatibility with the Sustainability Objectives. Results of the appraisal are recorded as follows:

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PC - Positive Compatible: The Plan objective supports the sustainability objective and no changes are required.

PP - Potential Positive - Plan Objectives may be sustainable given certain provisos (see report)

Plan Objectives	Sustainability Objectives															
	S1	S2	S3	S4	S5	EN1	EN2	EN3	EN4	EN5	EN6	EN7	EC1	EC2	EC3	EC4
	Improve and maintain the quality of life & community well being for all	Accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion	Provision of a range of housing that meets the needs of the Borough	Improve the health of the population	Improve the education & skills of population	Make optimum use of land & property	Reduce the need for travel & promote modes of travel other than the car	Enhance & protect the quality of the natural environment	Enhance & protect the quality of the built environment	Reduce contributions to climate change	Reduce levels of pollution	Maximise the efficient use of natural resources & minimise waste produced	Promote economic growth which is sustainable	Create a balance of employment opportunities across all sectors	Enhance the image of the area as a business location	To retain & expand existing local economic investment
Policy CS9	PP	PC	Ne	PN	PP	U	PN	PN	PP	Ne	Ne	Ne	PC	PC	PP	PC
Policy CS10	PP	PC	PC	Ne	PP	U	PN	PN	PP	Ne	Ne	Ne	PC	PC	PP	PC
Policy CS11	PC	PC	PC	PP	Ne	Ne	Ne	Ne	PP	PP	PP	PP	PC	Ne	PC	Ne
Policy CS12	PC	Ne	Ne	Ne	PC	Ne	PC	PP	Ne	Ne	Ne	Ne	PC	PC	PC	PC
Policy CS13	Ne	PC	Ne	PC	PP	Ne	Ne	PC	PC	PC	PC	PC	PP	Ne	PC	Ne
Policy CS14	PC	PC	Ne	PC	Ne	PP	PP	PP	PC	Ne	Ne	Ne	PC	PC	PC	PP
Policy CS15	PC	PP	Ne	Ne	Ne	Ne	Ne	Ne	PC	PN	PP	PP	Ne	Ne	PC	Ne
Policy CS16	Ne	PC	Ne	Ne	Ne	PP	PC	Ne	PP	PC	PP	PP	PP	Ne	PP	PP

Policy CS17	Ne	Ne	Ne	Ne	Ne	PC	PP	PN	Ne	U	PC	PC	PP	Ne	Ne	PC
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Appendix H - Appraisal Report and Matrix

Draft Core Strategy Submission Document Policies

Core Strategy Policy 1 Spatial Development Strategy

Positive Compatible

S2, S3, S5, En1, En2, En4, En7, Ec1, Ec3, Ec4

Potentially Positive

S1 As development is focussed in some specific areas; benefits to the community's quality of life may not be evenly distributed.

S4 Focussing development in existing urban areas will inevitably result in the infilling of some open space. Open space should be protected where it makes a significant difference to a community's access to free informal recreation.

En5 Contributions to climate could be reduced if suitable measures are included in the Design Guide and Reducing the Carbon Burden SPD's.

En6 Contributions to climate could be reduced if suitable measures are included in the Design Guide and Reducing the Carbon Burden SPD's.

Neutral

En3

Unknown

Ec2

Summary

Given the current layout of the Borough and in particular the pattern of development of the Telford urban area, this policy (which focuses development to built up areas) is considered to have no direct conflicts with sustainability objectives.

Core Strategy Policy 2 Sustainable Development Principles

Positive Compatible

S1, S2, S3, S4, S5, En1, En2, En3, En4, En5, En6, En7, Ec1, Ec2, Ec3, Ec4

Summary

As the nature of this policy generally supports the set of sustainability objectives, it can only be viewed as being positively compatible. It should be noted that in order to ensure these principles are followed, further explanation of what is required of developers should be included in the Development Control DPD and Carbon Burden Supplementary Planning Document (SPD).

As the nature of this policy generally supports the set of sustainability objectives, it can only be viewed as being positively compatible. There is potential to strengthen the policy by making explicit mention of measures to reduce the risk of flooding. It should be noted that in order to ensure these principles are followed, further explanation of what is required of developers should be included in the in the Development Control DPD and Carbon Burden Supplementary Planning Document.

Core Strategy Policy 3 Regeneration

Positive Compatible

S1, S2, S4, En1, En4, En5, En6, Ec2, Ec3

Potentially Positive

S5 The education and skills within a community can be developed through involvement with regeneration projects.

En2 In order to promote more sustainable travel patterns the policy needs to address the connectivity (by transport modes other than the car) between regeneration areas and services and facilities.

En7 An efficient use of natural resources and a reduction in waste produced can be achieved if regeneration follows the principle of the waste hierarchy: Existing buildings should be refurbished in preference to demolition and waste created by unavoidable demolition should be recycled.

Ec1 Where regeneration areas involved mixed use development; they may not be attractive or suitable for businesses in key sectors.

Ec4 Regeneration schemes can lead to the loss of some smaller long established businesses.

Neutral

En3

Summary

Supporting regeneration throughout the Borough compliments sustainable development. Economic objectives should be met, particularly as regeneration is likely to improve the image of an area and provide opportunities for investment, but there is the possibility that existing firms can face some difficulty in regeneration areas. The policy is also compatible with most environmental objectives, although many regeneration projects can involve demolition and new construction.

The policy could reflect a more prudent use of natural resources if it signalled a preference for the refurbishment of existing buildings or, where this is not appropriate, the on site recycling of demolition waste. Similarly social objectives are supported by this policy, subject to the provision of suitable community amenities and facilities. It could be noted that regeneration projects are most successful where care is taken to safeguard the exiting community fabric. Finally, 'Strategic regeneration initiatives' suggests developments on a larger scale. It is suggested that smaller scale regeneration projects can also make a valuable contribution to achieving sustainability objectives.

Core Strategy Policy 4 Social Inclusion & Accessibility

Positive Compatible

S2, S4, S5, En2, En6, Ec1, Ec2, Ec3, Ec4

Potentially Positive

S1 Community quality of life is dependant on the policy's ability to minimise the fragmentation of communities that can be an impact of road infrastructure.
En3 The policy should specifically recognise the impacts of car travel and should include impacts on health and wildlife.

Neutral

S3, En1, En4, En5, En7

Summary

Affording accessibility to services and facilities close to where people live will contribute to achieving sustainable development. Issues related to the location of services, facilities and employment are appraised in policies CS7-CS10. Crime related barriers to using other forms of sustainable transport such as walking should be included. When aiming to minimise the negative impacts of car travel, social impacts such as accidents and fragmentation of communities and habitats by major routes should also be taken into account.

Core Strategy Policy 5 Community Facilities

Positive Compatible

S1, En1, En2

Potentially Positive

S2 Any new residential development should include provision of suitable access to existing facilities.

En3 As the policy specifies circumstances where development on open space will be permitted, there is potential for negative impacts on the natural environment.

En5 Older community buildings may be energy inefficient, so resisting their loss would contribute to climate change.

En7 In order to reduce the production of waste, refurbishment of existing buildings should be considered in preference to demolition and replacement.

Neutral

S3, S4, S5, En4, En5, En6, Ec1, Ec2, Ec3, Ec4

Summary

Protecting the community's existing facilities and amenities and encouraging the provision of new ones is appraised as having obvious social benefits, and few environmental or economic impacts, giving an overall positive contribution to sustainability objectives. The policy for locating the facilities is unlikely to result in detrimental effects on accessibility and will promote modes of travel other than the car.

The promotion of social inclusion may benefit from a definition of 'community facilities'; e.g. space for faith groups may be included. Resisting development could have negative impacts if the existing facilities have a detrimental effect on the built environment. Equally some established amenity land has wildlife value that is not as easily replaced as the primary function of the site. There are very limited links between the policy and most economic objectives, although it could present opportunities for community based enterprise.

Core Strategy Policy 6 Open Space

Positive Compatible

S4, En4, Ec3

Potentially Positive

S1 Enhancements of open space need to take into account the existing quality and functional value. Consultation with the local community should ensure a suitable scope for improvements.

En3 There is potential for the policy to specify that enhancements to open space should be beneficial to the natural environment.

En5 Open space can reduce vulnerability to climate change by attenuating storm water run off, thus reducing the likelihood of flooding. Therefore open space as part of new developments should exploit the opportunity to form part of a sustainable urban drainage system.

En6 Level of water pollution can be reduced by green open space filtering out pollutants. Therefore open space as part of new developments should exploit the opportunity to form part of a sustainable urban drainage system.

Potentially Negative

En1 Resisting development of open space (or indeed permitting it) should be related to the amount of open space within an area, in order to make optimum use of land resources.

Neutral

S2, S3, S5, En2, En7, Ec1, Ec2, Ec4

Summary

There are concerns as to whether the optimum use of land will be achieved if development on open space is resisted unless environmental or social benefits are achieved. Some open space may be of no value or may even have a negative impact on the local vicinity if crime and anti-social behaviour are a problem. Such open space may be better developed even if an environmental or community benefit cannot be proved.

There is also a need to ensure that new open space complements and integrates within the built environment rather than fragmenting existing communities. The open space within Telford provide the 'green lungs' thereby reducing the problems of climate change and pollution. Further, green open space performs a function in flood management in urban areas by attenuating storm water.

Core Strategy Policy 7 Central Telford

Positive Compatible

S2 The CS policy will increase the range of services by encouraging other facilities and they are central to everyone. More people travelling to the town centre could make public transport more viable and therefore services in the town centre more accessible.

En1 Much of town centre is brown field land. Higher density development suggests a better use of land.

En2 The policy refers to increasing public transport and improving the pedestrian permeability of the town centre.

Ec1, Ec2, Ec3, Ec4

Some enhancements may be less sustainable for example hard surface and buildings.

Potentially Positive

S1 The disruption from construction work could reduce quality of life in the short term. It might be argued that more A3, particularly those limited to night time use could increase anti-social behaviour, particularly after heavy drinking. This may be detrimental to the local residents as well as the individuals involved. The development needs to include cultural and social facilities such as libraries, theatres, dentists and doctors. Some explanation of cultural may be helpful here. The policy to supporting the SA objective relies on making sure that there is something for everyone.

S3 The policy will support the objective if the housing mentioned includes the range outlined in the SA framework.

S4 If health facilities are provided. If the town park is enhanced to the benefit of local residents. Making the park a regional asset might not benefit the health of the residents if that involves erecting a large building on the town park. S5 Libraries and galleries could improve education opportunities. The inclusion of a university campus or school could also increase education opportunities.

En4 The quality of the built environment is quite poor at present so the opportunity for improvement is substantial. The policy mentions promoting distinctive architecture which supports the SA objective however green space in town centre forms part of the quality of the built environment and should be protected.

En5 Whether the policy supports the SA objective depends on the compliance with SPD on reducing the carbon burden and the Telford Town Centre Development Control Guidance Design Principle 2. Redevelopment provides an opportunity to introduce SUDS, green roofs, replace inefficient stock with environmentally friendly buildings and build on the impermeable surfaces.

En6 As above.

En7 Follow the green guide for construction and recycle demolition waste.

Potentially Negative

En3 The introduction of a cultural quarter may impinge on the town park. The Town Park is a local nature reserve. If that area is reduced it represents a conflict with the SA objective. Depends on what is meant by leisure and recreation.

Summary

Generally an appraisal of the centre at present would score badly. More safe and pleasant to walk around. Enhancing the town centre is good thing would be better to talk about sustainable town centre. Doesn't mention recycling,

natural environment etc. General principles ok but nothing particularly addressing sustainability e.g. cafes don't provide high skill jobs. Many of social objectives are potentially covered but only if a mix of housing and uses are provided. Not overtly compatible. Score a lot of potential rather than compatibles. Depends on the specification of the development. Development of 'pay for' activities in the town park could increase social exclusion. At the moment the town park is a fantastic facility and every effort needs to be made to protect those qualities that in trying to address the weaknesses of the town centre such as the lack of night time economy that we don't remove its greatest strength.

Core Strategy Policy 8 District/Local Centres within Telford

Positive Compatible

S1 The strength and vitality of the district centres are important to create a sense of community and an environment in which local residents are proud and happy to be living within.

S2 The policy talks about providing core services and facilities.

En2 Concentrating development reduces the need to travel outside a neighbourhood and makes public transport more viable.

En 5 Due to less travelling.

Ec1 Economic growth will bring life and vitality into centres.

Ec2 More development leads to more variety.

Ec3 Growth leads to better image if new buildings are of a high standard.

Ec4 Growth means investment.

Potentially Positive

S3 The policy mentions housing uses but not that a range will be supplied.

S4 So long as core services includes access to doctors, dental and leisure facilities.

S5 New development need to include schools which also provide facilities for adults.

En4 There is a need to refurbish buildings and furnishings in district centre to improve the image of the centres. Further investment in the district centres will help to improve the quality and aesthetics in the centres. No mention is made in the policy of the need to improve the urban fabric.

Neutral

En3 By building in district centres you may be protecting green field land outside the district centres or you might be losing green space within district centres.

En6 May create less air pollution from reduced need to travel but may increase pollution in the immediate vicinity of the district centres if car travel to district centres increases.

En7

Unknown

En1

Summary

Development and renewal in the district centres is important for ease of use, transport, equality, access and vitality. Of particular concern is the need to balance investment between the town centre and the district centres.

Core Strategy Policy 9 Newport

Positive Compatible

S2, Ec1, Ec2, Ec4

Potentially Positive

S1 Might have short term impacts but long term benefits. The overall standard of living in Newport is high and there is a danger of this changing should development be allowed which does not respect the character and nature of Newport.

S5 If services include schools and community learning resources.

En4 There is little in the policy relating to the quality of the built environment. Concern as to whether this is sufficiently covered in other policies were raised. The production of design guidance for Newport may be useful.

Ec3 As a market town Newport create a niche for a variety of businesses. This character defined by the businesses contained within Newport should be Maintained.

Potentially Negative

En2 Newport has no train station and bus provision is poor but this should improve as the population increases.

En3 Increasing development in rural locations will inevitably push into the surrounding countryside in the very long term. The canal is a SSSI which is under threat already as in it is not in favourable condition. However development can provide opportunities and contributions to enhance existing assets such as the canal.

S4 There is little provision of open green space at present and there is no indication that it will be provided in future.

Neutral

S3, En5, En2, En6, En5, En7

Unknown

En1

Summary

Local need will be defined by the Local Housing Needs study. The concern with Newport is that there is already 80% commuting and more housing may lead to more commuting. Even if public transport improved people will not necessarily stop using their cars. There is also the issue of proving employment within Newport such that there is less need for commuting.

Core Strategy Policy 10 Rural Areas

Positive Compatible

S2, Ec1, Ec2, Ec4, S3

Potentially Positive

S1 The policy could contribute to rural regeneration however there are risks attached such as loss of character, loss of recreation space and the increased need for car travel due to the lack of services and facilities available.

S5 If services include schools and community learning resources.

En4 Little is mentioned in the policy relating to the quality of the built environment. Should there be design guidance in place then this could support the SA objective.

Potentially Negative

En2 Public transport is poor and the need to use the car will increase.

En3 Increasing development in a rural location will inevitably push into the surrounding countryside in the very long term.

Neutral

S4, En5, En6, En5, En7

Unknown

En1

Summary

There are many disadvantages to development in the rural areas such as the increased need for car travel, the loss of green open space and the pressure on services and infrastructure. There is also a secondary affect on the urban areas as more people move out of urban areas to live in the countryside.

However it is important therefore that any development which occurs in the rural areas serves only the needs of the local people including that for homes and for employment.

Core Strategy Policy 11 Homes

Positive Compatible

S1, S2, S3, Ec1, Ec3

Potentially Positive

S4 Poor quality homes can damage health.

En4 Should 'decent' mean good design then the policy would support the SA objective.

En5 Resource efficient should be entered into the policy wording next to 'affordable, decent and appropriate' to ensure long term affordability and reduce fuel poverty.

En6 Resource efficient should be entered into the policy wording next to 'affordable, decent and appropriate' to ensure long term affordability and reduce fuel poverty.

En7 Resource efficient should be entered into the policy wording next to 'affordable, decent and appropriate' to ensure long term affordability and reduce fuel poverty. In addition recycling facilities should be facilitated.

Neutral

S4, S5, En1, En2, En3, Ec2, Ec4

Summary

SA objective S3 is concerned with the delivery of homes and specifically is concerned that a range of tenure types, house types, affordable and adaptable housing is provided. All these aspects are mentioned in the policy except adaptability.

Core Strategy Policy 12 Jobs

Positive Compatible

S1, S5, EN2, EC2, EC1, EC3, EC4

Potentially Positive

En3 If the policy promotes jobs in environmental industries then the policy would support the objective so long as employment land does not cover natural spaces.

Neutral

S2, S3, S4, EN1, EN4 En5, En6, En7

Summary

The provision of jobs is generally recognised as being economically and socially sustainable. It is also environmentally sustainable if it reduces the need to travel by car. Telford has very low unemployment to start with and many people are being brought into the area to cope with demand.

The policy is non specific about what types of jobs are being promoted. Emphasis on high value, high skill jobs and jobs in environmental industries would be more sustainable. The promotion of businesses with environmental accreditation would also be beneficial.

It is important that jobs are provided for Telford's growing population. Having a job is recognised as being better for health and for achieving a better quality of life. An employed community suffers less crime and has better training opportunities, Achieving a balance of employment types can be more sustainable as the economy is less susceptible to economic fluctuations and the loss of industry to foreign countries.

Core Strategy Policy 13 Natural environment & resources

Positive Compatible

S2, S4, EN3, EN5, EN6, EN7, EC3, EN4

Potentially Positive

S5 The natural environment provides a valuable educational resource for the Borough; this should be recognised.

EC1 If it allowed economic activity facilitating the protection, enhancement and wise use of natural environment and resources this would support the Sa objective. These could include, for example, sustainable forestry, education centres, sustainable tourism, etc.

Neutral

S1, S3, EN1, EN2, EC2, EC4

Summary

When considering this policy it should be noted that a significant proportion of the Borough has wildlife and landscape value. In addition, much of this value is within the urban area and many of the brownfield sites within Telford have developed into significant habitats of biodiversity value. Presently there is some risk of flooding in the rural area north of Telford, although this risk is predicted to increase in the longer term.

The policy would benefit from recognising the contribution made by the natural environment; to the economy, as an educational resource and by complimenting adjacent built environment. Also, the section on flood prevention could go further in terms of climate change adaptation.

Core Strategy Policy 14 Cultural Assets

Positive Compatible

S1, S2, S4, EN4, EC1, EC2, EC3

Potentially Positive

EN1

Protection of sporting, historic and built environment should maximise the number of uses (e.g. historic buildings used for residential or business use) or find alternative uses for otherwise unused assets.

EN2

Accessible locations need to include public transport links and consider night time availability

EN3

Recognition of the cultural value of the natural environment would enhance this policy.

EC4

The development of a cultural quarter in the Town Centre should compliment the existing cultural economise in the district centres (e.g. Oakengates)

Neutral

S3, 35, EN5, EN6, EN7

Summary

The protection and enhancement of cultural assets fits well with social and economic sustainability objectives, by securing local distinctiveness and encouraging tourism. However the policy may encourage more visitors to the area, resulting in more car travel related issues. Further protecting assets may conflict with more efficient use of land, unless it is clear that protecting assets will ensure that they have a functional purpose as well as a cultural one.

Core Strategy Policy 15 Design

Positive Compatible

S1, EN2, EN4, EC3

Potentially Positive

S2 Design should also promote and enhance accessibility for all

S3 Design of developments should embrace variety including housing types

S4 Could be compatible assuming that integration will mean access to facilities and services beneficial to health

EN1 Sustainability would be enhanced by incorporating existing features and buildings into development designs

EN3 Ensuring design is sympathetic to the natural environment by incorporating existing natural assets, creating quality habitats and retaining a functional ecology across the site and beyond.

EN6 Careful design can reduce and limit pollution from both construction and operation.

EN7 Careful design can reduce and limit resource use during both construction and operation. For example, sustainable urban drainage needs to be considered from the design stage to be fully effective.

Potentially Negative

EN5 Design of development can have a significant impact on the ability to mitigate and adapt to climate change. Without this being addressed specifically we would therefore predict a negative contribution. However by clearly seeking to address the climate change issue through design incorporating elements such SUDs, CHP, building orientation; this could become positive.

Neutral

S5, EC1, EC2, EC4

Summary

The policy is very much concerned with the feel, look and influence of a development. However, design is also critical to the environmental sustainability of a place, which in turn can bring greater economic and social benefits. To fully contribute to sustainability objectives, environmentally beneficial design aspects that do not necessarily apply to individual buildings, such as Sustainable Urban Drainage, waste management and even opportunities for district heating or power, need to be considered at an early stage. Full compatibility will be dependant on the Development Control DPD and the Design Guide and Carbon Burden SPDs.

Core Strategy Policy 16 Waste

Positive Compatible

S2, EN2, EN5

Potentially Positive

EN6 Transportation around a 'network' and processing waste are likely to create additional emissions to air. There are also potential issues relating to noise and odour. Scaling facilities to consider regional provision may provide greater sustainability and efficiency.

EN7 There must be a stronger encouragement for the minimisation of waste arising.

EC1 Sustainable economic growth needs to consider the regional scale of waste management which may require larger scale facilities for separate waste streams.

EC3 Businesses may be attracted by an efficient waste management and recycling facility in the Borough. Making clear the policy refers to commercial & industrial waste as well as household waste could support this.

EC4 If facilities were to provide a service enabling local businesses to meet increasing regulations controlling waste.

Neutral

S1, S3, S4, S5, EN3, EC2

Unknown

EN1

Summary

This policy outlines several principles for waste management that could make significant contributions to sustainable development, not least, encouraging the utilisation of waste as a resource. Greater importance could be placed on encouraging the minimisation of waste arising whenever possible.

The creation of a network of facilities using the 'proximity principle' fits well with sustainability objectives under most circumstances. However, the policy has been appraised as only potentially positive against most indicators. This is due to the fact that stipulating a network of facilities close to the point of origin may act as a barrier to the creation of larger facilities capable of processing waste on a regional basis if waste importing is viewed as contrary to this policy (as it is not close to point of origin).

In order to fully realise positive sustainability implications for the region as well as the Borough the policy should recognise that, in some instances, the most sustainable solution might be location of larger scale facilities for individual waste streams both within and outside the Borough. Such a situation also suggests that an 'integrated network of facilities' is not necessarily a sustainable objective for the Borough.

Core Strategy Policy 17 Minerals

Positive Compatible

EN1, EN6, EN7, EC4

Potentially Positive

EN2 Matching local supply with local need and favouring minerals extraction in relatively close proximity to known future development sites would make this more compatible with sustainability objectives

EC1 This could be compatible if it helps create a local recycled aggregates industry. Support for such a recycling site at a suitable location could be included.

Potentially Negative

EN3 Land free from existing development and so available for minerals extraction could be of value to the natural environment. The loss of such sites, in the short term, have a negative impact. However suitable restoration and aftercare could see a long term benefit.

Neutral

S1, S2, S3, S4, S5, EN4, EC2, EC3

Unknown

EN5

Summary

Minerals extraction is a necessity and is often seen to conflict with sustainability. However the policy does much to address areas where negative impact could be expected and so produces a relatively high number of neutral scores.

The remainder of the appraisal found that there was potential for compatibility with sustainability objectives if the following points are considered in the policy. Most importantly, given that most mineral resources are readily available, there a need to balance the extraction with local needs. There is no mention of this in the policy which could lead to unnecessary imports or exports, with environmental, social and economic impacts. Also, the promotion of efficient mineral waste management would benefit greatly if the development of a local recycled aggregate industry.

Long term restoration, aftercare and post extraction use are key elements in compensating and mitigating for impacts during operation phases.

Each LDF (Plan) objective has been appraised on it's compatibility with the Sustainability Objectives. Results of the appraisal are recorded as follows:

PN - Potential Negative: Where the Plan objective conflicts with the sustainability objective Recommendations for changing the Plan objective are made.

Ne - Neutral: There is no relationship between the plan objectives and SA objectives / the plan objective has both negative and positive outcomes which balance.

U - Unknown at this time: There is insufficient information available to appraise the objective.

PC - Positive Compatible: The Plan objective supports the sustainability objective and no changes are required.

PP - Potential Positive - Plan Objectives may be sustainable given certain provisos (see report)

Plan Objectives	Sustainability Objectives															
	S1	S2	S3	S4	S5	EN1	EN2	EN3	EN4	EN5	EN6	EN7	EC1	EC2	EC3	EC4
	Improve and maintain the quality of life & community well being for all	Accessibility to a range of services & facilities to meet people's basic needs & promote social inclusion	Provision of a range of housing that meets the needs of the Borough	Improve the health of the population	Improve the education & skills of population	Make optimum use of land & property	Reduce the need for travel & promote modes of travel other than the car	Enhance & protect the quality of the natural environment	Enhance & protect the quality of the built environment	Reduce contributions to climate change	Reduce levels of pollution	Maximise the efficient use of natural resources & minimise waste produced	Promote economic growth which is sustainable	Create a balance of employment opportunities across all sectors	Enhance the image of the area as a business location	To retain & expand existing local economic investment
Policy CS1	PP	PC	PC	PP	PC	PC	PC	Ne	PC	PP	PP	PC	PC	U	PC	PC
Policy CS2	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Policy CS3	PC	PC	PC	PC	PP	PC	PP	Ne	PC	PC	PC	PP	PP	PC	PC	PP
Policy CS4	PP	PC	Ne	PC	PC	Ne	PC	PP	Ne	Ne	PC	Ne	PC	PC	PC	PC
Policy CS5	PC	PP	Ne	Ne	Ne	PC	PC	PP	PP	Ne	Ne	PP	Ne	Ne	Ne	Ne
Policy CS6	PP	Ne	Ne	PP	Ne	PN	Ne	PN	PP	PP	Ne	Ne	Ne	Ne	PC	Ne
Policy CS7	PP	PC	PP	PP	PP	PC	PC	PN	PP	PP	PP	PP	PC	PC	PC	PC
Policy CS8	PC	PC	PP	PP	PP	U	PC	Ne	PP	PC	Ne	Ne	PC	PC	PC	PC

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Plan Objectives	Sustainability Objectives															
	S1	S2	S3	S4	S5	EN1	EN2	EN3	EN4	EN5	EN6	EN7	EC1	EC2	EC3	EC4
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Policy CS9	PP	PC	Ne	PN	PP	U	PN	PN	PP	Ne	Ne	Ne	PC	PC	PP	PC
Policy CS10	PP	PC	PC	Ne	PP	U	PN	PN	PP	Ne	Ne	Ne	PC	PC	PP	PC
Policy CS11	PC	PC	PC	PP	Ne	Ne	Ne	Ne	PP	PP	PP	PP	PC	Ne	PC	Ne
Policy CS12	PC	Ne	Ne	Ne	PC	Ne	PC	PP	Ne	Ne	Ne	Ne	PC	PC	PC	PC
Policy CS13	Ne	PC	Ne	PC	PP	Ne	Ne	PC	PC	PC	PC	PC	PP	Ne	PC	Ne
Policy CS14	PC	PC	Ne	PC	Ne	PP	PP	PP	PC	Ne	Ne	Ne	PC	PC	PC	PP
Policy CS15	PC	PP	Ne	Ne	Ne	Ne	Ne	Ne	PC	PN	PP	PP	Ne	Ne	PC	Ne
Policy CS16	Ne	PC	Ne	Ne	Ne	PP	PC	Ne	PP	PC	PP	PP	PP	Ne	PP	PP
Policy CS17	Ne	Ne	Ne	Ne	Ne	PC	PP	PN	Ne	U	PC	PC	PP	Ne	Ne	PC