

# Sustainability Appraisal - Strategy and Options



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# Contents

# 1 Non-Technical Summary

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## 1 Non-Technical Summary

### Introduction

1.1 This is the Non-Technical Summary of the Sustainability Appraisal (SA) Report for Telford & Wrekin Council Local Plan Strategy & Options document.

1.2 The purpose of the SA is to promote sustainable development through the integration of social, economic and environmental considerations in the preparation of planning policy documents.

1.3 The preparation of the SA for the Strategy & Options Report involved two key stages:

- The production of a draft Scoping Report setting out the scope of the Sustainability Appraisal
- The production of the SA Report, which is being published with this Non-Technical Summary to accompany the Local Plan Strategy & Options Report.

### The Local Plan Strategy & Options

1.4 Telford & Wrekin Council has prepared a Strategy & Options document in accordance with the Planning and Compulsory Purchase Act 2004 (as amended).

1.5 The Strategy & Options Report sets out options for Telford and Wrekin, up until 2031. It sets out the Council's spatial vision for how Telford and Wrekin should develop over the next twenty years.

### Sustainability Appraisal

1.6 As part of the process for preparing the Strategy & Options document, the Council undertook a Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA). SEA seeks to identify development likely to have a significant future impact on the environment and will be carried out in an integrated way with SA. These procedures have been combined into a single appraisal process, for which the overall aim is to ensure that the document contributes to the achievement of sustainable development.

1.7 The SA seeks to determine the performance, in sustainability terms of the Plan Objectives, Growth Options, Spatial Distribution Options and Policy Options. Its role is to assist with the identification of the appropriate approach, in sustainability terms, to predict implications for sustainable development and put forward recommendations for improvement where necessary. It will be reviewed in light of any future changes made to the Strategy & Options document and consultation responses.

### Development and Appraisal of the Growth Options

1.8 The preparation of the Strategy & Options document involved the development of the Plan Objectives which were established to deliver the Council's Spatial Vision and aspirations for the future. A SA was undertaken to determine whether the Plan Objectives were in accordance with the sustainability principles.

1.9 Each of the growth options and the spatial distribution options have been assessed against the SA Objectives with regard to their effect on these objectives.

# 1 Non-Technical Summary

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**1.10** SA is an iterative process, enabling the potential social, economic and environmental impacts of the early options and proposals to be identified along with recommended changes or mitigation measures which can be considered in subsequent stages of plan making to reduce potential adverse effects and maximise beneficial ones.

**1.11** It must be noted that due to the iterative nature of the process, the findings of this SA relate to the time it was carried out and will be subject to change throughout the production of the Local Plan and subsequent assessments.

## Outcomes of the Growth Options Appraisal

**1.12** The role of the SA was to highlight sustainability implications of each option.

**1.13** The different growth options have differing impacts on the sustainability objectives. These impacts reflect the scale of development proposed, as the scale of development increases, so do the potential positive economic effects. However, there is also a potential parallel increasingly negative effect on the natural environment. In summary:

- Option A (13,640 homes) - the significant potential negative effects on economy and affordable housing where the provision of affordable homes is very low is a serious sustainability concern.
- The potential negative effects on the natural environment and resource use under option B (17,800 homes) and C (26,500 homes) raise another serious sustainability concern, although mitigation will be able to make a significant impact. Increased resource demand may be in part mitigated; for example through inclusion of low carbon technologies and water saving applications.
- Given the demand for housing and affordable housing, ambitious numbers of dwellings must be delivered which will require more land than is currently consented for development. To minimise any potential adverse effects on the natural environment, dwellings with a minimal footprint, increased dwelling densities and low carbon and water efficient technologies should be considered. Such measures could help maximise positives that an increasing population can bring whilst minimising negative effects associated with increases in resource demand and land take.

**1.14** A level of compromise needs to be reached across the sustainability objectives. It was recommended that at this stage, growth option C offers the greatest potential to achieve the appropriate balance (to optimise growth and minimise potential detrimental environmental effects). However, careful consideration would be required of the proposed location of development envisaged in the option to avoid sensitive sites, to optimise positive community effects and to take the opportunity to maximise the benefits of innovative sustainable design (by ensuring efficient use of land and resources) to mitigate any potentially significant negative impacts.

**1.15** Option C is considered a preferred approach, together with Spatial Distribution Option 3 - Growth Hub to support the delivery of this option.

## Outcomes of the Spatial Distribution Options Appraisal

**1.16** Relative to the other indicative options, Option 3 (which sought to optimise development in the urban area and three larger developments in the urban-rural fringe to deliver the proportion of the Borough's housing allocation), is anticipated to provide a greater range of positive effects

# 1 Non-Technical Summary

against the SA objectives. These effects could be strengthened further at the draft Plan stage through greater scrutiny of the merits of different locations, for example urban extensions will require controls on size, location and detail to make them more sustainable.

**1.17** A number of concerns have been raised for the Spatial Distribution Options of 1 (Dispersed Development) and 2 (Urban Concentration). Option 1 is assessed to have potential negative impacts upon sustainable communities because it allocates considerable development in less accessible areas. This, in turn has a negative impact on SA objectives associated with, for example, CO2 emissions and obesity. The option encourages greater car use – leading to a potentially higher level of poor health. Taking Option 2 forward would also require careful consideration as this spatial option was found to be potentially negative for ensuring an appropriate provision of land and buildings for employment use.

## **Outcomes of the Policy Options Appraisal**

**1.18** The policy options will play an important role in the sustainable delivery of the Local Plan. They will contribute to the sustainable development objectives of Telford & Wrekin Council. Within the policy options of the Strategy and Options document, it is anticipated that there are a number of areas where potential sustainable advantages and disadvantages will arise.

**1.19** The SA has concluded that the policy options will have a range of positive effects on a number of Sustainable Economic Development, Resource Management & Material Assets, Sustainable Communities and Environmental Sustainability objectives. The SA has not identified any major negative effects.

**1.20** A series of recommendations, whose purpose is to maximise beneficial effects and minimise adverse effects of the Strategy & Options document are available in section 10.19 of the SA Report.

## **Next Steps**

**1.21** It should be noted at this early stage that the Strategy & Options document sets out proposals for consideration in the production of the draft Local Plan. These have been the subject of the SA which has indicated potential sustainability impacts and how they can be avoided or mitigated, if negative and maximised if positive. Given the iterative nature of this process, the findings will be used to inform subsequent more detailed stages including further development of the spatial distribution and policies into a draft Local Plan. The associated SA and SEA will be published in a revised SA Report alongside the draft Plan.

## 2 Introduction

# 2 Introduction

## 2 Introduction

### Introduction

**2.1** Telford & Wrekin Council, a Local Planning Authority, has prepared a Strategy & Options document as part of the process of preparing a Local Plan, in accordance with the Planning and Compulsory Purchase Act 2004 (as amended).

**2.2** The Telford & Wrekin Strategy & Options Report sets out the Council's spatial vision, objectives and policy options for how Telford and Wrekin should develop over the next twenty years.

**2.3** As part of the process for preparing the Strategy & Options document, the Council undertook a Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA). SEA seeks to identify development likely to have a significant future impact on the environment and will be carried out in an integrated way with SA. These procedures have been combined into a single appraisal process, for which the overall aim is to ensure that the document contributes to the achievement of sustainable development.

**2.4** This document is the SA Report for the Telford & Wrekin Local Plan Strategy & Options document and is referred to hereafter as the SA Report. The SA Report has been prepared in-house, and the purpose of this report is to document the SA process and present the findings in a manner that can be used for consultation.

**2.5** The SA seeks to determine the performance, in sustainability terms of the Plan Objectives, Growth Options, Spatial Distribution Options and Policy Options. Its role is to assist with the identification of the appropriate approach, in sustainability terms, to predict implications for sustainable development and put forward recommendations for improvement where necessary. This is an iterative process: it will be reviewed in light of consultation responses and used to inform more detailed stages in the preparation of the Local Plan. A revised report will be published alongside the draft plan.

**2.6** The SA Guidance<sup>(1)</sup> published in 2005 by the then Office of the Deputy Prime Minister (now Department of Communities and Local Government) states that "it is not the role of the SA to determine the option(s) to be chosen as the basis for the preferred options and the draft plan. This is the role of those who have to decide which strategy is appropriate. The role of the SA is to assist with the identification of appropriate options, by highlighting the sustainability implications of each, and by putting forward recommendations for improvement."

**2.7** This SA Report is being published alongside the Local Plan Strategy & Options document, in accordance with the SEA Regulations and SA Guidance, and comments from Environment Agency, English Heritage and Natural England will be sought. However, we are happy to welcome comments from any interested parties.

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1 *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents -OPDM - 2005*

# 3 Sustainability Appraisal and Strategic Environmental Assessment

## 3 Sustainability Appraisal and Strategic Environmental Assessment

### 3 Sustainability Appraisal and Strategic Environmental Assessment

#### Sustainability Appraisal

3.1 The purpose of SA is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of the Strategy & Options document.

#### Strategic Environmental Assessment Process

3.2 The European Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment" (the "SEA Directive"), requires a formal environmental assessment of certain plans and programmes such as the Strategy & Options Report, which are likely to have significant effects on the environment.

3.3 Strategic Environmental Assessment is designed to provide a high level of protection to the environment and to integrate environmental considerations into the preparation and adoption of plans and programmes, with a view to promoting sustainable development.

3.4 The SEA Directive is implemented in the UK through Environmental Assessment of Plans and Programmes Regulations 2004. Under these Regulations, Local Planning Authorities are required to undertake SEA for any planning documents which set a framework for future developments which are likely to have significant environmental effects.

#### Single Appraisal Process

3.5 Whilst the objectives of SEA and SA are different, their methodologies are similar and can be co-beneficial. Therefore the SA process for the Strategy & Options Report has incorporated the assessment requirements of the SEA Directive, ensuring sustainability and environmental issues are embedded in the strategic decision-making process.

3.6 Where the term SA is used, it means a sustainability appraisal under the Act.

#### Objectives of SA

3.7 SA is an ongoing process, which seeks to improve the sustainability performance of a plan by testing it throughout its preparation in order to expose any weaknesses in its contribution to achieving sustainable development. It is an integral part of good plan-making, and to enable it to be effective and worthwhile, the appraisal must start early in the plan-preparation process.

3.8 The SA of the Local Plan Strategy & Options document has been prepared in order to fulfil the Planning and Compulsory Purchase Act 2004. However, the main purpose of the SA is to help create a better plan and one that takes full account of the potential for impacts on sustainable development. This aims to avoid and mitigate the potential for adverse impacts and maximise the benefits for greater sustainability.

#### Strategic Environmental Assessment Directive Compliance

3.9 The SEA Regulations set out certain requirements for reporting the SEA process, and specify that if an integrated appraisal is undertaken (i.e. when the SEA is incorporated within the SA process, as for the SA of Telford & Wrekin Council's Strategy & Options document), then the sections of the SA Report that report the SEA process, must be clearly signposted.

## 3 Sustainability Appraisal and Strategic Environmental Assessment

3.10 Below summarises the requirement of the SEA Directive and identifies how the requirements have been met and where these are located in the Sustainability Report:

<b>Requirement of the SEA Directive</b>	<b>Where covered in the SA of the Strategy &amp; Options</b>
a) An outline of the contents, main objectives of the plan and its relationship with other relevant plans and programmes	-Section 6.1 Telford & Wrekin Borough Plan Objectives  -Section 7 Growth Options  -Section 4.7 Plans, Programmes and Policies Review  -Telford & Wrekin Borough Draft SA Scoping Report 2012
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan.	-Section 4.7 Baseline Conditions  -Telford & Wrekin Borough Draft SA Scoping Report 2012
c) The environmental characteristics of areas likely to be significantly affected.	-Section 7 Testing the Growth Options  -Section 8 Testing the Spatial Distribution Options  -Section 9 Testing the Policy Options
d) Any existing environmental problems which are relevant to the plan including, in particular those relating to any areas of a particular environmental importance.	-Section 4.7 Baseline Conditions  -Telford & Wrekin Borough Draft SA Scoping Report 2012
e) The environmental protection objectives which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation.	-Telford & Wrekin Borough Draft SA Scoping Report 2012  -Section 4.4 Plans, Programmes and Policies Review  -Section 6.5 Results of the Assessments of the Plan Objectives
f) The likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological	-Section 4.15 SA Objectives  -Section 6.5 Results of the Assessments of the Plan Objectives

## 3 Sustainability Appraisal and Strategic Environmental Assessment

Requirement of the SEA Directive	Where covered in the SA of the Strategy & Options
heritage, landscape and the interrelationship between the above factors. The effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.	-Section 7.18 Results of the Assessments of the Growth Options  -Section 8 Results of the Assessments of the Spatial Distribution Options  -Sections 9.1.1 to 9.1.15 Results of the Assessments of the Policy Options
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	-Section 10 Recommendations for Mitigation and Enhancement
h) An outline for the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information.	-Section 7 Testing the Growth Options  -Section 8 Testing the Spatial Distribution Options  -Section 9 Testing the Policy Options
i) A description of the measures envisaged concerning monitoring in accordance with Article 10 of the SEA Directive	Section 10.20 Monitoring
J) A non-technical summary of the information provided under the above headings.	Section 1 Non-technical Summary

### SA Stages

**3.11** The Council has followed the SA process set in the 2005 Guidance. This Guidance advocates a five-stage approach to undertake SA.

- **Stage A** – setting the context and objectives, establishing the baseline and deciding the scope
- **Stage B** – developing and refining options and assessing effects
- **Stage C** – preparing the SA Report
- **Stage D** – consulting on the SA report
- **Stage E** – monitoring the significant effects of implementing of the Plan

**3.12** The Table below shows the stages and tasks associated with the SA process, and their relationship with the preparation of the Local Plan.

## 3 Sustainability Appraisal and Strategic Environmental Assessment

Local Plan Stage	SA stages and tasks
<b>Stage 1: Pre-production -Evidence Gathering</b>	<b>A: Setting the context and objectives, establishing the baseline and deciding on the scope</b>  A1 - Identify other relevant plans, programmes and sustainability objectives  A2 - Collect baseline information  A3 - Identify sustainability issues and problems  A4 - Develop the SA framework  A5 - Consult on the scope of the SA
<b>Stage 2: Production</b>	<b>B: Developing and refining options</b>  B1 - Test the Local Plan objectives against the SA Framework  B2 - Develop the Local Plan options  B3 - Predict the effects of the Local Plan  B4 - Evaluate the effects of the Local Plan  B5 - Consider ways of mitigating adverse effects and maximising beneficial effects  B6 - Propose measures to monitor the significant effects of implementing the Local Plan  <b>C: Prepare the SA Report</b>  C1 - Prepare the SA report  <b>D: Consult on the Local Plan and SA report</b>  D1 - Public participation on the Local Plan and Statutory Consultation on the SA Report  D2(i) - Appraise significant changes
<b>Stage 3: Examination</b>	D2(ii) – Appraising significant changes resulting from representations
<b>Stage 4 -Adoption and monitoring</b>	D3 - Make decisions and provide information  <b>E: Monitor the significant effects of implementing the Local Plan</b>

## 3 Sustainability Appraisal and Strategic Environmental Assessment

Local Plan Stage	SA stages and tasks
	E1 - Finalise aims and methods for monitoring E2 - Respond to adverse effects

# 4 SA Stage A

## 4 SA Stage A

### 4 SA Stage A

**4.1** The first stage of the SA was the production of a Scoping Report. The purpose of which is to set out what the approach to the SA will be, the baseline characteristics of the Borough and surrounding area, other relevant strategies and plans covering the area and the identification of objectives for sustainable development for use in the appraisal. We have undertaken the SA based on the draft SA Scoping Report, our approach has taken into account comments recorded during the consultation.

**4.2** SA Objectives defined in the Scoping Report were developed to assess the sustainability of potential options and policies.

**4.3** The Council has consulted on its draft SA Scoping Report. This consultation lasted from 21<sup>st</sup> May – 2<sup>nd</sup> July 2012 and statutory organisations and the public were invited to comment on the draft. The responses received will be incorporated in the SA Scoping Report and is expected to be made available shortly. The draft SA Scoping Report will be used to inform ongoing SA as the draft Plan is prepared.

#### **Review of relevant Plans and Programmes**

**4.4** In order to establish a clear scope for the SA, a review of relevant policies, plans and programmes was undertaken. This review covered International, European, National, Regional and local level policies, plans and strategies.

**4.5** Plans to be reviewed were identified by the consultants commissioned to undertake the SA Scoping Report and through the consultation process. The key objectives of each plan were identified and their implication established. This allowed the consultants to identify key sustainability issues and informed the development of the SA objectives.

**4.6** The draft SA Scoping Report provides further details of the review process including a list of the plans and programmes reviewed.

#### **Baseline Conditions**

**4.7** Collection of baseline information is required under the SEA legislation and is fundamental to the SA process to provide a background to, and evidence base for, identifying sustainability problems and opportunities in the Borough.

**4.8** To this effect, the environmental, economic and social circumstances of Telford and Wrekin and their likely evolution in the future were gathered in order to collect sufficient data on the present and future state of the Borough. This baseline provided the basis to identify the key sustainability issues and the basis for predicting the potential effects.

**4.9** A list of the sustainability Issues is available in the Scoping Report.

#### **SA Objectives**

**4.10** SA is based on an objective-led approach whereby potential impacts of a plan are gauged in relation to a series of objectives for sustainable development. The SA Objectives therefore provide the benchmark from which to assess the effects of a plan.

## 4 SA Stage A

**4.11** The SA Objectives integrate environmental, economic, and social considerations and have been distilled from the information collated during the review of Plans and Programmes, the review of the Baseline Conditions and the key sustainability issues.

**4.12** As part of Stage A, of the SA process, a series of Sustainability Objectives were established for appraising the Local Plan.

**4.13** The Strategy & Options document should aim to fulfil the SA Objectives as this will allow the report to be consistent with environmental regulations and sustainable development policies. However, there may be some objectives on which the Council's Strategy & Options will have a limited impact or which are in conflict with one another.

**4.14** The sustainability objectives proposed in the Scoping report have been amended before being used to test the Strategy & Options document. The objectives were amended to reflect areas where duplication of appraisal had been experienced in previous appraisals. The refinement of the objectives reduced the number of objectives from 26 to 24.

**4.15** The table below presents the SA Objectives and the key questions/guidance relating to each of the objectives.

Obj No	Sustainability Objectives	Appraisal Rationale
<b>Sustainable Economic Development</b>		
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	<ul style="list-style-type: none"> <li>Extent to which policies enhance the employment opportunities of those areas experiencing deprivation and rural isolation.</li> </ul>
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	<ul style="list-style-type: none"> <li>Improving the ability of people to access employment, education and training opportunities.</li> </ul>
3	To ensure an appropriate supply of employment land and starter business premises.	<ul style="list-style-type: none"> <li>To deliver employment land attractive to inward investment and also provide for a range of business units.</li> </ul>
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	<ul style="list-style-type: none"> <li>Extent to which policies address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population</li> <li>Provision being made for travellers &amp; gypsies.</li> </ul>
5	Locate housing in areas with good accessibility to employment, services and amenities.	<ul style="list-style-type: none"> <li>Extent to which housing sites are served by sustainable transport modes.</li> </ul>
<b>Resource Management &amp; Material Assets</b>		

## 4 SA Stage A

Obj No	Sustainability Objectives	Appraisal Rationale
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	<ul style="list-style-type: none"> <li>• Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL.</li> <li>• Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing within housing and commercial development.</li> <li>• Extent to which policies promote the waste hierarchy with the encouragement of re-use and recycling of materials including food wastes across municipal and commercial waste streams.</li> </ul>
7	To reduce the quantities of primary aggregate required for building and infrastructure projects by maximising the use of secondary aggregates as well as to protect mineral resources from sterilisation.	<ul style="list-style-type: none"> <li>• Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL.</li> <li>• Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials.</li> </ul>
8	To minimise demand upon water resources and to enable the timely provision of adequate waste water treatment to support increased housing provision.	<ul style="list-style-type: none"> <li>• Extent to which polices include measures that require developers to demonstrate how they have reduced water demand.</li> <li>• Extent to which polices sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows.</li> </ul>
9	To make travel more reliable and efficient, as well as enhance access to jobs, education, healthcare, shops and leisure.	<ul style="list-style-type: none"> <li>• Consider whether polices promote sustainable travel.</li> </ul>
10	To work with other service providers to enable the timely provision of community facilities to accord with the delivery of new houses.	<ul style="list-style-type: none"> <li>• Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres.</li> </ul>
<b>Sustainable Communities</b>		

Obj No	Sustainability Objectives	Appraisal Rationale
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	<ul style="list-style-type: none"> <li>Extent to which housing, employment and transport and polices assist in moderating the amount of inward and outward commuting.</li> </ul>
12	To provide an environment that helps retain well-educated members of the work force.	<ul style="list-style-type: none"> <li>Whether polices contribute towards the retention of mobile professionals.</li> </ul>
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	<ul style="list-style-type: none"> <li>Whether polices improve access to health facilities. Reduce health inequalities and improve well-being.</li> <li>Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities.</li> <li>Whether housing policies deliver homes of a decent standard and minimise fuel poverty.</li> </ul>
14	To create opportunities for the community to reduce levels of obesity.	<ul style="list-style-type: none"> <li>Whether polices encourage developers to contribute towards local recreational areas such as green gyms</li> </ul>
15	To enable vulnerable people to live independently.	<ul style="list-style-type: none"> <li>Whether polices promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.</li> </ul>
16	To ensure urban design and layout contributes towards reducing the potential for crime.	<ul style="list-style-type: none"> <li>Whether polices require the designing out crime for new development.</li> </ul>
<b>Environmental Sustainability</b>		
17	To ensure the protection of the Weald area of peats from development and human activities so that their carbon storage value is not degraded.	<ul style="list-style-type: none"> <li>Whether polices and site allocations protect areas of peat from direct and indirect impacts.</li> </ul>
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> <li>Whether polices enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance)</li> <li>Extent to which the recreational enjoyment of nature is promoted delivering health benefits to</li> </ul>

## 4 SA Stage A

Obj No	Sustainability Objectives	Appraisal Rationale
		those most deprived communities while not threatening ecological interests.
19	To deliver the quantity and quality of green infrastructure to help to maintain Telford & Wrekin as a good place to live and work and also to contribute to the health and wellbeing of the local population.	<ul style="list-style-type: none"> <li>Extent to which policies deliver the design and management of open and recreational space in which people of all ages feel safe and confident to use.</li> </ul>
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> <li>Consider whether policies maintain and enhance the landscape quality, including historic landscape features.</li> <li>Extent to which landscape character and design considerations both current and future are integrated into development policies.</li> <li>Extent to which policies may directly or indirectly affect the special qualities of the AONB.</li> </ul>
21	To enhance, conserve and protect buildings, sites, and the setting of historic assets to the urban environment as part of development projects.	<ul style="list-style-type: none"> <li>Whether policies promote conservation or enhancement and access to sites of geological importance.</li> <li>How policies affect the historic environment.</li> </ul>
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<ul style="list-style-type: none"> <li>Whether policies and site allocations contribute towards reducing emissions.</li> </ul>
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	<ul style="list-style-type: none"> <li>Extent to which policies promote building form and layout that aid adaptation.</li> </ul>
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	<ul style="list-style-type: none"> <li>Whether policies deliver a reduction in flood risk.</li> </ul>

# 5 SA Stage B

## 5 SA Stage B

### 5 SA Stage B

**5.1** SA is an ongoing process, which seeks to improve the sustainability performance of a plan by testing it throughout its preparation in order to expose any weaknesses in its contribution to achieving sustainable development. It is an integral part of good plan-making, and to enable it to be effective and worthwhile, the appraisal must start early in the plan-preparation process.

**5.2** To that effect, the SA of the Telford & Wrekin Local Plan Strategy & Options document includes an assessment of the performances of the Plan Objectives, the Growth Options, the Spatial Distribution Options and the Policy Options against each SA Objective. This enabled the sustainability effects and performance of the Strategy & Options to be described, analysed and compared.

### Compatibility

**5.3** The Telford & Wrekin Local Plan Objectives are identified in the Strategy & Options document. It is important that the Plan Objectives are aligned with the sustainability objectives. This has been tested by assessing the relationship between the SA objectives and the Plan Objectives. The Plan Objectives have been tested for their compatibility against each of 24 SA objectives. The following scoring system has been used to score the compatibility of the Plan Objectives.

<b>+</b>	<b>Compatible</b>	<b>?</b>	<b>Uncertain</b>
<b>0</b>	<b>Neutral</b>	<b>-</b>	<b>Incompatible</b>

### Assessing Sustainability Performance

**5.4** The appraisal of the growth options, spatial distributions options and policy options has been undertaken against each of the SA objectives.

**5.5** The following information was recorded in order to present the findings of the SA:

- The sustainability objectives and criteria;
- A commentary on significant impacts;
- A score indicating the nature of the impact; and
- Recommendations as to how the proposals may be improved against the SA objectives including any mitigation or enhancements which could be considered in the next steps of policy formation.

**5.6** The qualitative scoring system used to assess the effect of the proposal is shown below:

<b>Score</b>	<b>Symbol</b>
Major Positive Effect	Maj+ve
Moderate Positive Effect	Mod+ve
Minimal Positive Effect	Min+ve

## 5 SA Stage B

<b>Score</b>	<b>Symbol</b>
Neutral Effect / Not Related	Neut-
Minor Negative Effect	Min-ve
Moderate Negative Effect	Mod-ve
Major Negative Effect	Maj-ve
Insufficient Information	?

## 5 SA Stage B

# 6 Testing the Plan Objectives

## 6 Testing the Plan Objectives

### 6 Testing the Plan Objectives

6.1 In order to deliver the Telford and Wrekin spatial Vision 2031, the Council has developed objectives under 6 aims, they are as follows:

<b>Aim 1: Cohesive, healthy and prosperous communities</b>	
1	To provide a sufficient quantity and range of good quality homes that are well designed, affordable and sustainable
2	Locate new housing to support services, education and employment opportunities.
3	Ensure housing in the rural areas meets local needs.
4	Ensure that the accommodation needs of the Gypsy and Traveller community are met.
5	Encourage Lifetime Homes that meet the needs of vulnerable and older people and promote independent living.
6	Reduce inequalities by raising the quality of the built environment and improve access to services and facilities and employment and education within the Targeted Intervention Areas of Brookside, College, Cuckoo Oak, Donnington, Malinslee and Woodside.
7	Promote healthy and active lifestyles by providing safe and secure environments across the Borough, improving access to health and leisure facilities and open space.
<b>Aim 2: Economic prosperity</b>	
8	Increase the number of jobs over the Plan period
9	Support a wider range of employment sectors focusing on high tech and advanced engineering industries to diversify the local economy and enable the Council to become a regional hub of innovation and entrepreneurship
10	Identify a range of sites that can help meet the needs of existing and new businesses of all types and sizes
11	Support the development of serviced accommodation for new businesses
12	Support continued investment in the rejuvenation of Telford Town Centre as the borough's principal town centre and enhance the economic prosperity of the other urban centres.
13	Support rural communities by allowing rural enterprise to flourish
14	Consolidate and strengthen Newport's role as a market town
15	Reduce the skills gap between employers and the local workforce

## 6 Testing the Plan Objectives

<b>Aim 1: Cohesive, healthy and prosperous communities</b>	
16	Ensure that green infrastructure is valued, protected and managed in a way that enables it to contribute to meeting social, environmental and economic needs.
<b>Aim 3: Transformation of education</b>	
17	Plan positively to support the development of the sports learning communities.
18	Encourage the provision of a range of education facilities to meet local need, including higher education facilities.
19	Ensure that people can access employment, education and training opportunities by providing a range of services and facilities in accessible locations.
<b>Aim 4: Accessible and integrated transport network</b>	
20	Support the development of a highly accessible and integrated sustainable transport network.
21	Utilise the borough's green infrastructure as a means of improving accessibility around the borough, connecting people with local services and facilities and encouraging healthy lifestyles.
22	Support improvements to rail links and access to rail stations and associated facilities.
23	Reduce unsustainable travel.
24	Improve public transport provision within the rural areas.
<b>Aim 5: Rich cultural experience</b>	
25	Expand the borough's leisure, tourism and business visitor offer, increasing the number of visitors to the borough each year and bringing benefits to local communities
26	Support the development of Telford Town Centre to create a centre with a vibrant night time economy and a high quality retail and leisure offer.
27	Safeguard and strengthen the urban centres, capitalising on their identity and ensuring that they develop as vibrant, attractive, distinctive, safe and welcoming places to live, work and visit.
28	Conserve and enhance the character, integrity and setting of the historic environment including the designated World Heritage Site.
29	Ensure development protects and enhances the cultural and environmental assets of the borough.
<b>Aim 6: Environmental enhancement</b>	

## 6 Testing the Plan Objectives

<b>Aim 1: Cohesive, healthy and prosperous communities</b>	
30	Promote design solutions that reduce energy demands, connect to alternative renewable forms of energy supply, and minimise impacts on the environment.
31	Mitigate against and adapt to the effects of climate change.
32	Support a reduction in landfill and an increase in household waste recycling rates during the Plan period.
33	Ensure that new development helps to improve the local character and identity of the built environment and the individuality of the urban centres through high quality inclusive design.
34	Encourage new development to take advantage of existing buildings where appropriate through refurbishment and redevelopment of existing property or alternatively, contribute to the regeneration of neighbouring and existing communities.
35	Promote high quality buildings to enable everyone to raise their aspirations through personal development.

### Results of the Assessments of Plan Objectives

**6.2** The plan objectives set out the Council's aspirations for the future.

**6.3** In order to determine whether the plan objectives are in accordance with sustainability principles, as recommended by the guidance, their compatibilities have been tested against the SA objectives.

**6.4** The table below shows how the compatibility of each plan objective against the SA objectives.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
SA1	+	+	+	+	+	+	0	?	?	?	?	+	+	+	+	0	+	+
SA2	+	+	+	+	0	+	0	+	+	+	+	+	+	+	+	0	+	+
SA3	0	0	0	0	0	0	0	?	+	+	+	+	+	+	0	+	0	0
SA4	+	+	0	+	0	0	0	0	0	0	0	+	+	+	0	0	0	0
SA5	+	+	+	0	0	+	+	+	0	?	?	+	?	+	0	0	0	0
SA6	0	0	0	0	0	0	0	0	0	0	0	?	?	?	0	0	0	?
SA7	0	0	0	0	0	0	0	0	0	0	0	?	?	?	0	0	0	?
SA8	0	0	0	0	0	0	0	0	0	0	0	?	?	?	0	0	0	?
SA9	+	+	+	+	0	+	+	+	0	?	?	+	?	+	0	0	0	0
SA10	+	+	+	+	0	+	+	0	0	0	0	0	0	0	0	0	+	+
SA11	?	?	?	?	?	+	0	+	+	?	?	0	?	?	0	0	0	0
SA12	+	+	+	0	0	?	0	?	+	?	?	+	+	+	0	0	+	0
SA13	0	+	+	+	+	0	+	0	0	0	0	0	0	0	0	+	0	+

# 6 Testing the Plan Objectives

SA14	+	+	+	0	0	?	+	0	0	0	0	0	0	0	0	+	0	+
SA15	+	+	+	+	+	?	+	0	0	0	0	0	0	0	0	0	0	0
SA16	+	0	0	0	0	?	+	0	0	0	0	0	0	0	0	0	0	0
SA17	0	0	0	0	0	0	0	0	0	?	0	0	?	0	0	+	0	0
SA18	0	0	0	0	0	0	+	0	0	?	0	0	0	0	0	0	0	0
SA19	0	0	0	0	0	+	+	0	0	?	0	0	0	0	0	+	0	0
SA20	0	0	0	0	0	0	0	0	0	?	0	0	?	0	0	0	0	0
SA21	0	0	0	0	0	+	+	0	0	?	?	0	0	0	0	0	0	0
SA22	+	+	+	+	0	0	0	0	0	0	0	?	?	?	0	0	0	0
SA23	+	0	0	0	0	0	0	0	0	0	0	?	?	?	0	+	0	0
SA24	+	0	0	0	0	0	0	0	0	0	0	?	?	?	0	0	0	0

	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
SA1	+	+	+	+	+	+	+	?	+	0	0	0	+	0	?	?	0
SA2	+	+	+	+	+	+	+	+	+	0	0	0	0	0	0	0	0
SA3	+	0	+	0	+	+	+	?	+	0	0	0	0	0	0	0	0
SA4	0	0	0	?	0	+	0	+	+	0	0	0	0	0	+	?	0
SA5	0	+	+	+	+	+	0	+	+	0	0	0	+	0	0	+	0
SA6	0	0	0	0	0	0	0	0	0	0	0	0	0	+	?	0	0
SA7	0	0	0	0	0	0	0	0	0	0	0	+	+	+	?	+	0
SA8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	?	+	0
SA9	+	+	+	+	+	+	+	+	+	0	0	0	0	0	?	0	0
SA10	0	0	0	0	0	0	0	?	+	0	0	0	0	0	0	+	0
SA11	+	+	+	+	0	+	+	+	+	0	0	0	0	0	0	0	0
SA12	+	+	+	+	+	0	+	+	+	+	+	0	0	0	?	0	+
SA13	0	+	0	0	+	+	0	0	0	0	0	0	0	0	+	+	0
SA14	?	0	0	?	+	0	0	0	0	0	0	0	0	0	0	0	0
SA15	0	0	0	0	+	+	0	0	+	0	0	0	0	0	0	0	0
SA16	?	0	0	0	0	0	+	+	+	0	0	0	0	0	?	0	0
SA17	0	0	0	0	0	0	?	0	0	+	+	+	+	0	0	0	0
SA18	0	0	0	0	0	0	+	0	0	0	+	0	+	0	?	0	0
SA19	0	0	0	0	+	0	+	0	0	+	+	0	0	0	?	+	0
SA20	0	0	0	0	0	0	+	0	+	+	+	0	0	0	+	+	0
SA21	?	0	0	0	0	0	+	0	+	+	0	0	0	0	+	0	0
SA22	?	+	+	+	+	+	?	0	0	0	+	+	+	0	?	+	0
SA23	0	0	0	0	+	+	0	0	0	0	+	+	+	0	?	0	0
SA24	0	0	0	0	0	0	0	0	0	0	+	+	+	0	?	?	0

## 6 Testing the Plan Objectives

**6.5** Below provides a summary of the findings of the assessments and highlights recommendations and mitigation measures that could be implemented in order to improve the sustainability of the plan objectives.

### **Local Plan Objective 1**

**6.6** This was found to be either compatible, neutral or unrelated in regards to all of the SA objectives. This objective is concerned with the supply of good homes and it related well to the SA objectives concerning Sustainable Economic Development where there were four compatible scores and Sustainable Communities where there were also four compatible scores. There was also an uncertain score recorded here as it was not clear whether it would help achieve a population profile in balance with the employment opportunities. It was unrelated to SA objectives concerning Resource Management save from two that dealt with access and services, where it was seen to be compatible. It was also unrelated to objectives concerning Environmental sustainability apart from the three final SA objectives that dealt with climate change flood risk and CO2 emissions, with which it was considered compatible.

### **Local Plan Objective 2**

**6.7** This was found to be either compatible, neutral or unrelated in regards to all of the SA objectives. This objective is concerned with the location of housing and it related well to the SA objectives concerning Sustainable Economic Development where there were four compatible scores. It was unrelated to SA objectives concerning Resource Management save from two that dealt with access and services, where it was seen to be compatible. Against Sustainable Communities objectives there were three compatible scores. There was also an uncertain score recorded here as it was not clear whether it would help achieve a population profile in balance with the employment opportunities. It was also unrelated to objectives concerning Environmental Sustainability, apart from SA objective 22 that deals with CO2 emissions, with which it was considered compatible.

### **Local Plan Objective 3**

**6.8** This objective concerns rural services and was found to relate to, and be compatible with three of the Sustainable Economic Development SA objectives. It was unrelated to SA objectives concerning Resource Management save from two that deal with access and services, where it was seen to be compatible. Against Sustainable Communities objectives there were four compatible scores. There was an uncertain score recorded here as it was not clear whether it would help achieve a population profile in balance with the employment opportunities. It was also unrelated to objectives concerning Environmental Sustainability, apart from SA objective 22 that deals with CO2 emissions, with which it was considered compatible.

### **Local Plan Objective 4**

**6.9** This objective is concerned with Gypsy and Traveller accommodation needs. It was found to be either compatible, neutral or unrelated in regards to all SA objectives. It related well to the SA objectives concerning Sustainable Economic Development where there were three compatible scores recorded and it was unrelated to SA objectives concerning Resource Management save from two that dealt with access and services, where it was seen to be compatible. For Sustainable Communities SA Objectives there were three compatible scores. There was also an uncertain score recorded for Sustainable Communities as it was not clear whether it would help achieve

## 6 Testing the Plan Objectives

a population profile in balance with the employment opportunities. It was also unrelated to objectives concerning Environmental Sustainability apart from SA objective 22 that deals with CO2 emissions, with which it was considered compatible.

### Local Plan Objective 5

**6.10** This objective is concerned with meeting the needs of the elderly and vulnerable. As it was targeted towards specific groups it was seen as compatible with SA Objective number 1, but seen to be unrelated to the other Sustainable Economic Development Objectives. It was found to be entirely unrelated to SA objectives concerning Resource Management and concerning Environmental Sustainability. For Sustainable Communities SA Objectives there were three compatible scores. There was also an uncertain score recorded for Sustainable Communities as it was not clear whether it would help achieve a population profile in balance with the employment opportunities.

### Local Plan Objective 6

**6.11** There were eight compatible scores due to this objective being widely encompassing of physical and social regeneration and accessibility to education and employment opportunities. There were four uncertain scores, as it was unclear whether or not this objective would help to retain well educated members of the workforce and tackle wider health and social problems.

### Local Plan Objective 7

**6.12** There were four compatible scores for the objectives that relate to improving access to employment opportunities. There were three uncertain scores as it was unclear what the implications of this objective are specifically in relation to regeneration initiatives, land and development and retaining well educated members of the workforce.

### Local Plan Objective 8

**6.13** There were four compatible scores due to likely effect that this objective will improve the range and supply of jobs, land and premises. There was one uncertain score as it was not clear whether or not this objective would contribute to regeneration initiatives that are targeted to specific community groups.

### Local Plan Objective 9

**6.14** Two compatible scores were identified in relation to identifying land and premises for employment development and for increasing access to jobs. There were a lot of uncertain scores (ten) as it was not possible to understand the implications of this objective on targeted regeneration, relationship with housing development, transport, education and the natural environment. This detail will follow in the development of policies.

### Local Plan Objective 10

**6.15** Two compatible scores were given in relation to ensuring an appropriate supply of employment land and starter business premises and increasing access to employment opportunities. Five uncertain scores were given due to the lack of detail at this stage in regards to the implications for regeneration, relationship with housing development, transport, education, and existing built (heritage) development.

## 6 Testing the Plan Objectives

### Local Plan Objective 11

**6.16** This objective is broadly compatible with all the sustainable economic development objectives, as well as SA objectives that promote access to a range of shops and services, and is compatible with the objective to retain mobile professionals.

### Local Plan Objective 12

**6.17** This objective is broadly compatible with the sustainable economic development objectives, as well as the objective to retain mobile professionals.

### Local Plan Objective 13

**6.18** This objective is broadly compatible with the sustainable economic development objectives, as well as SA objectives that promote access to a range of shops and services, and is compatible with the objective to retain mobile professionals.

### Local Plan Objective 14

**6.19** This objective is compatible with a number of SA objectives, including those that relate to promoting regeneration and economic development and reducing the number of people having difficulties accessing employment.

### Local Plan Objective 15

**6.20** This objective is compatible with a range of SA objectives, including enabling provision of community facilities, improving health and well-being, seeking the reduction in levels of obesity, and supporting the provision of recreation space.

### Local Plan Objective 16

**6.21** Most of the economic objectives are not relevant as this is too broad a level to determine any detail on how the economic objectives of the plan are to be achieved. This detail is more appropriate to policies. One positive score was given for economic objectives in providing an attractive environment although this would be a minor positive. Two social objectives had positive scores, relating to access to green space for health and wellbeing and reducing levels of obesity. Three positive scores were given for the environmental objectives. Sustainability Objective 18 could have been positive if the objective also included enhancement. It is not possible to determine the relevance at this stage for some of the more detailed sustainability objectives, however Sustainability Objective 23 was given a minor positive score as green infrastructure can broadly help towards adapting to a changing climate.

### Local Plan Objective 17

**6.22** Two economic objectives were scored as positive, as the Sports and Learning Communities can help to improve employment opportunities for deprived communities (Sustainability Objective 1) and their primary intention is to provide education and training opportunities (Sustainability Objective 2). Two social objectives also scored positively, relating to providing community facilities (Sustainability Objective 10) and improving the education of the workforce (Sustainability Objective 12). All other objectives were neutral or not relevant.

## 6 Testing the Plan Objectives

### Local Plan Objective 18

**6.23** This plan objective scored neutral overall, however the approach was compatible with the sustainability objectives in terms of improving accessibility and economic sustainability. The objective also scored well in terms of creating sustainable communities through its positive impact on employment opportunities. Environmentally the objective would help reduce CO2 emissions.

### Local Plan Objective 19

**6.24** The appraisal of this plan objective was again largely neutral, despite a couple of uncertain outcomes due to the required level of detail. The objective is more compatible with meeting the objectives of sustainable economic development and sustainable communities.

### Local Plan Objective 20

**6.25** This plan objective was found to be very compatible overall with the SA objectives. The approach was compatible mainly in terms of sustainable economic development along with meeting some of the objectives of resource management and sustainable communities.

### Local Plan Objective 21

**6.26** This plan objective was found to be split between compatible and neutral with the SA objectives. The approach was compatible mainly in terms of sustainable economic development along with meeting some of the objectives of resource management and sustainable communities.

### Local Plan Objective 22

**6.27** The Local Plan objective was mostly positive as this objective was around increasing the tourism industry, bringing jobs and investment as well as improving transport links. There were a few neutral objectives around waste from development. There was some that were uncertain as not enough information was provided.

### Local Plan Objective 23

**6.28** The objective was found to be compatible with most of the objectives. This is because the objective would encourage improved transport connections, meaning greater accessibility but also as these connections includes only sustainable transport.

### Local Plan Objective 24

**6.29** Similar to objective 23, the objective was found to be compatible with most of the objectives. This is because the objective looks to encourage improved transport connections, meaning greater accessibility.

### Local Plan Objective 25

**6.30** The early SA objectives are neutral as the local plan objective relates to improving environmental and cultural aspects and therefore does not relate, the later objectives which refer to environmental improvements are however related.

## 6 Testing the Plan Objectives

### Local Plan Objective 26

**6.31** The early SA objectives are neutral as the local plan objective relates to improving green and healthy living aspects and therefore does not relate, the later objectives which refer to green space and healthy living are however related.

### Local Plan Objective 27

**6.32** Sixteen out of twenty-four comparisons were positive, with the remaining neutral. This objective is highly compatible with the sustainability objectives.

### Local Plan Objective 28

**6.33** All objectives related to sustainable economic development and resource management were neutral. One positive was noted in sustainable communities and four positives in environmental sustainability, scoring particularly well on those objectives which highlight protection of historic environments.

### Local Plan Objective 29

**6.34** The majority of the comparisons were neutral with ten comparisons scoring positively. This objective is compatible with the SA objectives but mainly neutral.

### Local Plan Objective 30

**6.35** The majority of the comparisons were neutral with eight comparisons scoring positively. This objective is compatible with the SA objectives but mainly neutral.

### Local Plan Objective 31

**6.36** The majority of the comparisons were neutral with two comparisons scoring positively. This objective is compatible with the SA objectives but mainly neutral.

### Local Plan Objective 32

**6.37** This objective is neutral against all Sustainable Economic Development SA Objectives. In regards to the Resource Management and Material Assets SA Objectives the scores are neutral except for Sustainability Objective 7 to do with aggregates which is scored as compatible. The objective is neutral against all Sustainable Communities Sustainability Objectives. In regards to the Environmental Sustainability Objectives to do with biodiversity, green infrastructure, landscape and conservation the scores are compatible. The sustainability objective to do with flood risk is scored as uncertain as it was unclear whether or not this objective would help reduce flood risk. The remainder of the Environmental Sustainability objectives are assessed as neutral.

### Local Plan Objective 33

**6.38** This objective is neutral against all Sustainable Economic Development Sustainability Objectives, except for Sustainability Objective 1 which is scored as uncertain. It is uncertain whether the protection and enhancement of the Borough's heritage assets will contribute to regeneration and economic development initiatives. In regards to the Resource Management and Material Assets Sustainability Objectives the scores are neutral. In regards to the Sustainable Communities Sustainability objectives, Sustainability Objective 13 is assessed as positive whereas a uncertain score is assessed for Sustainability Objective 12. It is unclear

## 6 Testing the Plan Objectives

whether this Local Plan Objective will provide a environment to retain educated members of the work force. The rest are assessed as neutral. In regards to the Environmental Sustainability Objectives , Sustainability Objective 21 is scored as compatible the rest were assessed as neutral.

### Local Plan Objective 34

**6.39** This objective is neutral against all Sustainable Economic Development Sustainability Objectives, except for Sustainability Objective 5 which is scored as compatible. In regards to the Resource Management and Material Assets Sustainability Objectives the scores are neutral expect for Sustainability Objectives 9 and 10 which are scored as compatible. In regards to the Sustainable Communities SA Objectives, the majority are compatible namely Sustainability objectives 13 to 16. The rest are neutral. In regards to the Environmental Sustainability objectives, Sustainability Objectives 18, 19 and 21 are compatible, the rest are neutral.

### Local Plan Objective 35

**6.40** All but one of the objectives were neutral, the only objective which scored a positive was objective 12 regarding the retention well educated members of the workforce.

### Summary

**6.41** There are no incompatible local plan objectives. A number of the objectives are directly compatible with the SA objectives. This is particularly true of the following SA objectives:

- To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups;
- To reduce the number of people with difficulties accessing employment, education and training opportunities;
- Locate housing in areas with good accessibility to employment, services and amenities;
- To make travel more reliable and efficient, as well as enhance access to jobs, education, healthcare, shops and leisure;
- To provide an environment that helps retain well-educated members of the work force;
- To manage the landscape effects of development in recognition of European Landscape Convention.

## 6 Testing the Plan Objectives

# 7 Testing the Growth Options

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## 7 Testing the Growth Options

7.1 The Growth Options have been assessed against the SA objectives with regard to the effects of the options on the SA objectives. Recommendations have been made where there are any potential adverse effects predicted for sustainability or opportunities identified to improve the sustainability of the Local Plan.

7.2 A summary of the assessment findings and recommendations are provided below.

### The Growth Options

7.3 The growth options are based upon house building considerations that influence and reflect growth.

7.4 Options A, B and C, use either existing land supply trends or growth policy to project development requirements out to 2031.

#### Option A: Housing Completions Led

7.5 This option envisages delivering new housing development largely through 'committed' sites (sites that have extant planning permission, or are allocated in the plan). This is estimated to total 9,000+ dwellings with planning consent.

#### SA Summary of Option A

7.6 The delivery of 13,640 dwellings by 2031 would be considerably below what is required for the affordable housing need for the Borough. Furthermore, the potential concentration on housing on existing committed land will not support areas experiencing deprivation and rural isolation. This is likely to heighten the local hardship of those communities already experiencing a degree of disadvantage or deprivation. As a result, this scenario scores significantly negative under objective one and four.

7.7 The concentration on existing committed land will avoid development on (or within close proximity to) sensitive and important biodiversity, geological landscape and cultural sites. The scale of construction will also minimise development on green infrastructure and will ensure that much of the green infrastructure remains intact, ensuring that habitats and the connectivity for species is not adversely affected. However, based on the scale of growth, limited resources will be available to enhance sites. It is expected that the potential risks of negatively affecting objectives relating to Environmental Sustainability will be low.

7.8 The potential increase in demand for transport should be able to be accommodated within the existing transport infrastructure without any significant adverse impact. However, it is recognised that rural areas may score less well against this objective, given that these areas are likely to have more limited access to public transport options.

7.9 Similarly, the increase for water should be able to be accommodated within the existing water infrastructure without any significant adverse impact. However, the scale of construction and subsequent household waste generation will have a negative impact under this scenario. These negative effects can easily be mitigated through the use, for example, of: sustainable construction techniques and site waste management plans.

## 7 Testing the Growth Options

### Option B: Planned Development

**7.10** This option assumes a higher rate of development (17,800 dwellings) than historically seen in Telford and Wrekin, and is based on an assessment of likely completions from known development sites and other sites that could be brought forward principally through partnership working with the HCA, carried forward to 2031.

#### SA Summary of Option B

**7.11** This option is of a similar scale as option A and as a consequence is expected to have similar potential effects on objectives. Furthermore, the spatial distribution of development under both options is likely to be almost the same, with some of the development concentrated within settlements. Therefore the majority of objectives will score the same, albeit more positive scores for the affordability of housing and provision of community facilities, and slightly more negative scores for CO2 emissions.

### Option C: Hub for Growth & Business

**7.12** This figure is based on the dwelling target for Telford and Wrekin set out in the Phase 2 Regional Strategy review, and agreed by the Examination Panel in September 2009 rolled forward to 2031, which targeted delivery of 1,325 dwellings per annum, equating to 26,500 dwellings over 20 years.

#### SA Summary of Option C

**7.13** The land requirement under this option for 1,325 dwellings, could result in using significant areas of green infrastructure and potentially encroaching on sensitive landscape or biodiversity sites. However, the level of growth is likely to have higher level of resource to enhance these sites. Therefore these objectives have been scored moderately negatively. Although the scale of construction is high it is considered that potential use of Construction Environmental Management Plans and measures such as utilisation of building standards such as Code for Sustainable Homes and BREEAM will keep the risk of negatively affecting waste generation and primary aggregate low if utilised as mitigation measures.

**7.14** This option will meet more affordable housing demand than option A and B. As a result this scenario scores significantly positive for this objective above any of the other scenarios. The significant increase in population and energy used during the construction and subsequent occupation of development is likely to lead to a potential increase in energy and water demand in the Borough. However, given that there may be some opportunities for low carbon technologies within developments and energy supply is expected to be decarbonised to some extent by 2031, mitigation can be applied to these objectives to lessen the effects of the option.

**7.15** A significant increase in population is likely to have a positive effect on shops, services and community facilities through increased economic activity which could positively affect the level to which the public sector can invest in local community facilities. The larger scale of development proposed is more likely to support developer contributions for community facility provision.

## 7 Testing the Growth Options

### Results of the Assessments of the Growth Options

**7.16** The different growth options will have differing impacts on the sustainability objectives. These impacts reflect the scale of development proposed, as the scale of development increases, so do the potential positive economic effects. However, there is also a commensurate parallel increasingly negative effect on the natural environment. In summary:

- Option A (13,640 homes) - the significant potential negative effects on economy and affordable housing where the provision of affordable homes is very low is a sustainability concern.
- The potential negative effects on the natural environment and resource use under option B (17,800 homes) and C (26,500 homes) raise another sustainability concern, although mitigation will be able to make a significant impact. Increased resource demand may be in part mitigated; for example through inclusion of low carbon technologies and water saving applications.
- Given the demand for housing and affordable housing, ambitious numbers of dwellings must be delivered which will require more land than is currently consented for development. To minimise any potential adverse effects on the natural environment, dwellings with a minimal footprint, increased dwelling densities and low carbon and water efficient technologies should be considered. Such measures could help maximise positives that an increasing population can bring whilst minimising negative effects associated with increases in resource demand and land take..

**7.17** A level of compromise needs to be reached across the sustainability objectives. **It is recommended that at this stage growth Option C offers the greatest potential to achieve the appropriate balance (to optimise growth and minimise detrimental environmental effects).** However, careful consideration would be required of the proposed location of development envisaged in the option to avoid sensitive sites, to optimise positive community effects and to take the opportunity to maximise the benefits of innovative sustainable design (by ensuring efficient use of land and resources) to mitigate any potentially significant negative impacts.

**7.18** The table below depicts the results of the SA between the Growth Options and the SA Objectives.

#### SA of the Growth Options

**7.19** The following tables show potential effects identified and the scoring for each of the growth options.

Sustainability Objectives	Housing Growth Options		
	A. 13,640	B. 17,800	C. 26,500
<b>Sustainable Economic Development</b>			
<b>1</b> To contribute to regeneration and economic development initiatives spatially	<b>Major Negative Effect</b> In this option growth comes mostly from existing committed	<b>Moderate Negative Effect / Major Negative Effect</b>	<b>Moderate Positive Effect / ?</b>

## 7 Testing the Growth Options

targeted towards specific community groups.	<p>sites and they are not targeted to support action in areas experiencing deprivation or rural isolation.</p> <p>Mitigation: how best to support regeneration should be considered.</p>	Mitigation: how best to support regeneration should be considered.	Under this option, to enable this level of growth some of the development could potentially occur by target intervention areas, thus benefiting those areas.
2 To reduce the number of people with difficulties accessing employment, education and training opportunities.	<p><b>Moderate Positive Effect</b></p> <p>In this option growth comes mostly from existing committed sites and these are largely in relatively accessible locations within urban boundaries.</p>	<p><b>Minor Positive Effect / Moderate Positive Effect</b></p> <p>In this option growth comes mostly from existing development sites, largely contained in the urban area. However, the rural development sites are quite isolated.</p> <p>Distribution of sites are key – need to be located where they can reduce the need to travel.</p>	<p>?</p> <p>Location of development is yet to be determined. Therefore it is difficult to determine impact.</p>
3 To ensure an appropriate supply of employment land and starter business premises.	<p><b>Major Positive Effect</b></p> <p>This option will not require any existing employment land to be reallocated as housing land. Over 200 ha of potential deliverable employment land available.</p>	<p><b>Major Positive Effect</b></p> <p>This option will not require any existing employment land to be reallocated as housing land. Over 200 ha of potential deliverable employment land available.</p>	<p><b>Major Positive Effect</b></p> <p>This option will not require any existing employment land to be reallocated as housing land. Over 200 ha of potential deliverable employment land available.</p>
4 Improve the supply and affordability of accommodation for all groups in areas of greatest need.	<p><b>Major Negative Effect</b></p> <p>If much of the affordable housing is likely to be delivered in association with private market developments, the supply will not</p>	<p><b>Moderate Positive Effect / Major Positive Effect</b></p> <p>This option will increase the number of houses built per annum. This level of housing would</p>	<p><b>Major Positive Effect</b></p> <p>This option will significantly increase the number of houses built per annum. This level of housing would meet the need for</p>

## 7 Testing the Growth Options

	<p>improve in this scenario as the level of market developments is low.</p> <p>The plan policy approach must increase the level of affordable housing supply and also address the needs of an ageing population and provision for gypsies and travellers.</p>	<p>meet the need for affordable housing and thus have a positive effect on this objective.</p>	<p>affordable housing and thus have a significant positive effect on this objective.</p>
<p><b>5</b> Locate housing in areas with good accessibility to employment, services and amenities.</p>	<p><b>Moderate Positive Effect</b></p> <p>In this option growth comes mostly from existing committed sites and these are largely in relatively accessible locations within urban boundaries.</p>	<p><b>Minor Positive Effect / Moderate Positive Effect</b></p> <p>In this option growth comes mostly from existing development sites, largely contained in the urban area. However, the rural development sites are quite isolated.</p> <p>Distribution of sites are key – need to be located where they can reduce the need to travel.</p>	<p><b>?</b></p> <p>Location of development is yet to be determined. Therefore it is difficult to determine impact.</p>
<p><b>Resource Management &amp; Material Assets</b></p>			
<p><b>6</b> To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.</p>	<p><b>Moderate Negative Effect / Major Negative Effect</b></p> <p>A new waste contract will be in place during the life-span of Shaping Places. All residual waste to be bulked and sent for</p>	<p><b>Moderate Negative Effect / Major Negative Effect</b></p> <p>A new waste contract will be in place during the life-span of Shaping Places. All residual waste to be bulked and sent for incineration. Higher volumes of waste that is sent for</p>	<p><b>Major Negative Effect</b></p> <p>A new waste contract will be in place during the life-span of Shaping Places. All residual waste to be bulked and sent for incineration. Higher volumes of waste that is sent for incineration, will generate higher costs to the Authority.</p>

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	<p>incineration. Higher volumes of waste that is sent for incineration, will generate higher costs to the Authority.</p> <p>However, this could be mitigated if sustainable design and construction techniques are employed. Additionally any planning policy should encourage the waste hierarchy to enable more re-use and recycling of waste.</p>	<p>incineration, will generate higher costs to the Authority.</p> <p>However, this could be mitigated if sustainable design and construction techniques are employed. Additionally any planning policy should encourage the waste hierarchy to enable more re-use and recycling of waste.</p>	<p>However, this could be mitigated if sustainable design and construction techniques are employed. Additionally any planning policy should encourage the waste hierarchy to enable more re-use and recycling of waste.</p>
<p><b>7</b> To reduce the quantities of primary aggregate required for building and infrastructure projects by maximising the use of secondary aggregates as well as to protect mineral resources from sterilisation.</p>	<p><b>Moderate Negative Effect /</b></p> <p><b>Major Negative Effect</b></p> <p>Construction of 682 new homes every year could considerably increase use of primary aggregate. However, such effects could be mitigated if sustainable design and construction techniques are employed and extracting targets adopted through Site Waste Management Plans.</p>	<p><b>Moderate Negative Effect /</b></p> <p><b>Major Negative Effect</b></p> <p>Construction of 890 new homes every year could considerably increase use of primary aggregate. However, such effects could be mitigated if sustainable design and construction techniques are employed and extracting targets adopted through Site Waste Management Plans.</p>	<p><b>Major Negative Effect</b></p> <p>Construction of 1,325 new homes every year could considerably increase use of primary aggregate. However, such effects could be mitigated if sustainable design and construction techniques are employed and extracting targets adopted through Site Waste Management Plans.</p>
<p><b>8</b> To minimise demand upon water resources and to enable the timely provision of adequate waste water treatment to support increased housing provision.</p>	<p><b>Moderate Positive Effect</b></p> <p>Based upon current water infrastructure this option can be supported</p>	<p><b>Moderate Positive Effect</b></p> <p>Based upon current water infrastructure this option can be supported</p>	<p><b>Moderate Negative Effect / Major Negative Effect</b></p> <p>New water infrastructure would need to be constructed to support this option.</p>

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<p><b>9</b> To make travel more reliable and efficient, as well as enhance access to jobs, education, healthcare, shops and leisure.</p>	<p><b>Moderate Positive Effect</b></p> <p>In this option growth comes mostly from existing committed sites and these are largely in relatively accessible locations within urban boundaries.</p>	<p><b>Minor Positive Effect / Moderate Positive Effect</b></p> <p>In this option growth comes mostly from existing development sites, largely contained in the urban area. However, the rural development sites are quite isolated.</p> <p>Locate development with good access to SLCS, town and district centres and employment opportunities.</p>	<p><b>?</b></p> <p>Location of development is yet to be determined. Therefore it is difficult to determine impact.</p>
<p><b>10</b> To work with other service providers to enable the timely provision of community facilities to accord with the delivery of new houses.</p>	<p><b>Minor Positive Effect / Moderate Positive Effect</b></p> <p>An increase in population, economic activity would also increase local government receipts: Council Tax, Business Rates, New Homes Bonus etc) which could positively affect the level to which the public sector can invest in local community facilities. The larger scale of development proposed, more likely to support developer contributions for community facility provision.</p>	<p><b>Moderate Positive Effect / Major Positive Effect</b></p> <p>An increase in population, economic activity would also increase local government receipts: Council Tax, Business Rates, New Homes Bonus etc) which could positively affect the level to which the public sector can invest in local community facilities. The larger scale of development proposed, more likely to support developer contributions for community facility provision.</p>	<p><b>Major Positive Effect</b></p> <p>An increase in population, economic activity would also increase local government receipts: Council Tax, Business Rates, New Homes Bonus etc) which could positively affect the level to which the public sector can invest in local community facilities. The larger scale of development proposed, more likely to support developer contributions for community facility provision.</p>
<p><b>Sustainable Communities</b></p>			
<p><b>11</b> To achieve a population profile in balance with the</p>	<p><b>?</b></p> <p>Insufficient Information</p>	<p><b>?</b></p> <p>Insufficient Information</p>	<p><b>?</b></p> <p>Insufficient Information</p>

## 7 Testing the Growth Options

employment opportunities that the travel to work area is able to provide.			
<b>12</b> To provide an environment that helps retain well-educated members of the work force.	?	?	?
	Insufficient Information	Insufficient Information	Insufficient Information
<b>13</b> To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	?	?	?
	Insufficient Information	Insufficient Information	Insufficient Information
<b>14</b> To create opportunities for the community to reduce levels of obesity.	?	?	?
	Insufficient Information	Insufficient Information	Insufficient Information
<b>15</b> To enable vulnerable people to live independently.	?	?	?
	Insufficient Information	Insufficient Information	Insufficient Information
<b>16</b> To ensure urban design and layout contributes towards reducing the potential for crime.	?	?	?
	Insufficient Information	Insufficient Information	Insufficient Information
<b>Environmental Sustainability</b>			
<b>17</b> To ensure the protection of the Weald area of peats from development and human activities so that their carbon storage value is not degraded.	<b>Moderate Positive Effect</b>	<b>Moderate Positive Effect</b>	<b>Moderate Negative Effect /?</b>
	Commitments are within the settlements and therefore unlikely to have an impact.	Commitments are within the settlements and therefore unlikely to have an impact.	In order to accommodate growth, may lead to increased development pressure on the Weald area of peats. However, this is

## 7 Testing the Growth Options

			<p>dependent on spatial distribution which is yet to be determined.</p> <p>Mitigation: give preference to sites that limit development pressure on the Weald area of peats.</p>
<p><b>18</b> To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.</p>	<p><b>Minor Positive Effect</b></p> <p>This option will not require significant amounts of designated open space to be allocated as housing land. The resources available for open space enhancement will however be limited.</p>	<p><b>Minor Positive Effect</b></p> <p>This option will not require significant amounts of designated open space to be allocated as housing land. The resources available for open space enhancement will however be limited.</p>	<p><b>Minor Negative Effect / Moderate Negative Effect</b></p> <p>While this option may require significant amount of open space to be allocated as housing land. Resources will be available to enhance remaining sites.</p>
<p><b>19</b> To deliver the quantity and quality of green infrastructure to help to maintain Telford &amp; Wrekin as a good place to live and work and also to contribute to the health and wellbeing of the local population.</p>	<p><b>Minor Positive Effect</b></p> <p>This option will not require significant amounts of designated open space to be allocated as housing land. The resources available for open space enhancement will however be limited.</p>	<p><b>Minor Positive Effect</b></p> <p>This option will not require significant amounts of designated open space to be allocated as housing land. The resources available for open space enhancement will however be limited.</p>	<p><b>Minor Negative Effect / Moderate Negative Effect</b></p> <p>While this option may require significant amount of open space to be allocated as housing land. Resources will be available to enhance remaining sites.</p>
<p><b>20</b> To manage the landscape effects of development in recognition of European Landscape Convention.</p>	<p><b>Minor Positive Effect</b></p> <p>Housing commitments are within the settlements and therefore not likely to have a major impact on sensitive landscapes.</p>	<p><b>Minor Positive Effect</b></p> <p>Housing commitments are within the settlements and therefore not likely to have a major impact on sensitive landscapes.</p>	<p><b>Moderate Negative Effect / ?</b></p> <p>In order to accommodate growth, may increase the risk of affecting the setting or causing a visual intrusion to the landscape. This would be particularly significant if it affected</p>

## 7 Testing the Growth Options

			areas of landscape designation. However, this is dependent on spatial distribution which is yet to be determined.
<b>21</b> To enhance, conserve and protect buildings, sites, and the setting of historic assets to the urban environment as part of development projects.	?	?	?
	Insufficient information	Insufficient information	Insufficient information
<b>22</b> To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<b>Minor Negative Effect / Moderate Negative Effect</b>	<b>Moderate Negative Effect / Major Negative Effect</b>	<b>Moderate Negative Effect / Major Negative Effect</b>
	The significant population increase and the energy used during the construction and subsequent occupation of the new dwellings is likely to lead to a net increase in energy demand across the Borough. Given the scale of the development proposed, there is the potential for the new homes to include low carbon technologies within their design and to use low carbon materials within their construction. The potential to which this is realised will depend on whether ambitious sustainability targets (such as those that	The significant population increase and the energy used during the construction and subsequent occupation of the new dwellings is likely to lead to a net increase in energy demand across the Borough. Given the scale of the development proposed, there is the potential for the new homes to include low carbon technologies within their design and to use low carbon materials within their construction. The potential to which this is realised will depend on whether ambitious sustainability targets (such as those that	The significant population increase and the energy used during the construction and subsequent occupation of the new dwellings is likely to lead to a net increase in energy demand across the Borough. Given the scale of the development proposed, there is the potential for the new homes to include low carbon technologies within their design and to use low carbon materials within their construction. The potential to which this is realised will depend on whether ambitious sustainability targets (such as those that

## 7 Testing the Growth Options

	exceed the Code for Sustainable Homes) are used.	exceed the Code for Sustainable Homes) are used.	exceed the Code for Sustainable Homes) are used.
<b>23</b> To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	? Insufficient information	? Insufficient information	? Insufficient information
<b>24</b> Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	<b>Neutral</b>  The expected increase in new buildings would lead to (given latest planning requirements) to higher design standard, incorporating requirements in the NPPF and achieve runoff rates consistent with existing Greenfield runoff rates.	<b>Neutral</b>  The expected increase in new buildings would lead to (given latest planning requirements) to higher design standard, incorporating requirements in the NPPF and achieve runoff rates consistent with existing Greenfield runoff rates.	<b>Neutral</b>  The expected increase in new buildings would lead to (given latest planning requirements) to higher design standard, incorporating requirements in the NPPF and achieve runoff rates consistent with existing Greenfield runoff rates.

# 8 Testing the Spatial Distribution Options

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## 8 Testing the Spatial Distribution Options

8.1 The Spatial Distribution Options have been assessed against the SA Objectives, testing the effects of the options on the SA Objectives. Recommendations have been made where there are any potential adverse effects predicted for sustainability or opportunities identified to improve the sustainability of the Local Plan.

8.2 A summary of the assessment findings and recommendations are provided below.

### Option 1: Dispersed Development

8.3 This option is strongly market led and involves a dispersed pattern of development across all three (urban, urban fringe and rural) areas. Whilst it provides the greatest choice for development particularly by allocating a high proportion of development on the urban fringe as urban extensions, it risks placing housing in locations which may reduce its ability to support regeneration or help sustain existing services and could involve extensive new infrastructure.

8.4 Guidance indicates that an urban extension should be of a sufficient scale for local services and facilities such as schools and public transport facilities to be viable and seven locations within the urban fringe identified from the Strategic Housing Availability Assessment appear to be large enough to accommodate this number of dwellings.

8.5 This option continues to involve a high number of dwellings in the urban area in recognition that almost all of the committed housing development is already located within this area, particularly Telford. This development would be focused around existing urban centres and Sports and Learning Communities in recognition of the benefits of proximity to existing facilities and services as well as achieving social, economic, environmental and regeneration benefits associated with the Targeted Intervention Areas.

8.6 The option suggests an amount of development in the rural area which is considerably greater than recent rural housing delivery levels (Annual Monitoring Report 2012). A large proportion of this delivery could be provided on previously developed land in the rural area.

### Spatial distribution SA – Option 1

SA Theme	SA Summary
Sustainable Economic Development	This option provides the greatest variety of location (and type) regarding housing ie. satisfying a full range of provision from affordable to luxury. In doing so it supports economic development in the Borough.
Resource Management and Material Assets	The objectives, that are relevant indicate a minor sustainable benefit – largely because a reasonable provision of housing is still located in the urban area.
Sustainable Communities	This option tends to have a negative potential impact upon sustainable communities because it allocates considerable development in less accessible areas.

## 8 Testing the Spatial Distribution Options

SA Theme	SA Summary
Environmental Sustainability	Of the objectives that are relevant, one indicates a negative potential impact upon carbon saving as the distribution is less focused upon the urban area. For example, it could encourage greater car use and less exercise – leading to greater levels of poor health such as obesity.

**8.7 Remedial Measures:** This option scored poorly in respect of placing housing in less accessible locations which encourages less sustainable movement patterns. Strong sustainable urban design policy would be required to make the detail design of developments as sustainable as possible.

### Option 2: Urban Concentration

**8.8** Option 2 concentrates housing in the Telford urban area and restricts development in the urban fringe to one sustainable urban extension where there are links to the Donnington Targeted Intervention Area and the Ministry of Defence. This option includes the development of one previously developed site in the rural area and to conform with paragraph 55 of the National Planning Policy Framework in respect of promoting sustainable rural development where it will enhance or maintain the vitality of rural communities.

**8.9** This option continues the existing emphasis of committed housing within the urban area which recognises the social and economic benefits that can be gained by being located close to existing centres and areas of employment.

**8.10** It also provides the greatest opportunity to support the Targeted Intervention Areas with the associated benefits to education, skills, youth employment and regeneration.

**8.11** This option restricts choice for developers, investors and home buyers and increases the development pressure on urban green space.

### Spatial distribution SA – Option 2

SA Theme	SA Summary
Sustainable Economic Development	This spatial option was found to be potentially significantly negative for ensuring an appropriate provision of employment land and accommodation. It is recommended that the spatial option sets out the distribution of employment requirements. The spatial option was found to be major positive for locating housing close to employment and other services and facilities. Housing, particularly that focused in the urban area, is considered to be a sustainable proposal.
Resource Management and Material Assets	Several of the objectives relate to policy as opposed to spatial planning matters. This spatial option does, positively help support community and sustainable transport provision.
Sustainable Communities	Several objectives relate to more site specific/policy matters that are not applicable to the spatial option. The objectives that are applicable,

## 8 Testing the Spatial Distribution Options

SA Theme	SA Summary
	however, score moderately positive for supporting for example sustainable transport, local health facilities etc.
Environmental Sustainability	The objectives that are relevant indicate that this is a minor positive sustainable option particularly as close proximity to services can reduce the need to travel by car and the options involves the re-use of urban land rather than building out into new areas.

**8.12 Remedial Measures:** Scope for further improvement by making more explicit links with sustainable design.

### Preferred Approach - Option 3: Growth Hub

**8.13** Option 3 provides a managed approach offering choice to the market that uses development to deliver local priorities and maximise growth opportunities. It continues to pursue strong housing growth within the urban area in recognition of the regeneration benefits of this location and it recognises and responds to the development market's interest to develop within the urban fringe. It also indicates growth in the rural area which is higher than recent levels of housing delivery (the Annual Monitoring Report) in recognition of the opportunities afforded by the development of previously developed land.

**8.14** The option is responsive to the development industry interest in the urban fringe but indicated that this is limited to four sustainable urban extensions to ensure a balance of opportunities and to avoid detrimentally affecting and delivery of urban sites.

**8.15** The allowance of a managed number of new urban extensions provides the opportunity to increase the choice for home buyers, developers and investors, helps to support the regeneration of the Donnington Targeted Intervention Area and locates new housing in a way that makes the best use of existing infrastructure and links to i54 and the West Midlands conurbation.

**8.16** The option recognises the opportunities afforded by previously developed sites within the rural area to create mixed use development and the ability to support the rural economy in accordance with paragraph 55 of the National Planning Policy Framework.

**8.17** Future work is necessary to assess locations within each strategic area in all options regarding viability and environmental constraints.

### Preferred spatial distribution SA – Option 3

SA Theme	SA Summary
Sustainable Economic Development	The proposed spatial option was found to be potentially significantly negative for ensuring an appropriate provision of employment land and accommodation. It is recommended that the spatial option sets out the distribution of employment requirements. The spatial option was found to be major positive for locating housing close to employment and other services and facilities. Housing, particularly

## 8 Testing the Spatial Distribution Options

SA Theme	SA Summary
	that focused in the urban area, is considered to be a sustainable proposal.
Resource Management and Material Assets	For three out of the five objectives, the appraisal relates to policy as opposed to spatial planning matters. The spatial option does, however, help support community and sustainable transport provision and therefore responds positively to two out of the five objectives.
Sustainable Communities	Three out of the six objectives relate to more site specific/policy matters that are not applicable to the spatial option. The three objectives that are applicable, however, score moderately positive for supporting for example sustainable transport, local health facilities etc. It is recommended that these matters are taken into careful consideration during subsequent stages of spatial planning and policy writing.
Environmental Sustainability	Of the objectives that are relevant to the spatial scale this option has mostly positive sustainable implications, particularly in its ability to protect and enhance green infrastructure.

**8.18 Remedial Measures:** Scope for further improvement by making more explicit links with sustainable design. As the options begin to explore more area specific locations - this will require greater scrutiny of the merits of different locations for example urban extensions will require controls on size and location and detail in design to make them more sustainable.

## 8 Testing the Spatial Distribution Options

# 9 Testing the Policy Options

## 9 Testing the Policy Options

### 9 Testing the Policy Options

#### 9.1 Appraisal of the Policy Options

9.1 The Policy Options seek to achieve the Council's Spatial Vision, Plan Objectives and support the preferred growth option's delivery.

9.2 The performance of the policy options contained within the Strategy & Options Report have been tested against the 24 SA objectives. Each policy option has been assessed individually.

9.3 For each of the policy options, SA commentary is provided describing the potential effects.

##### 9.1.1 Economic Development

**Option: Attracting and Supporting Business Growth - 'Set out a policy approach to secure economic growth through attracting new types of businesses to diversify the economy, whilst also supporting the long term success and growth of existing business sectors'**

SA Theme	SA Summary
Sustainable Economic Development	Option scores minimal positive / moderate positive as likely to result in increased employment opportunities and a greater range of skills catered for.
Resource Management and Material Assets	Not relevant
Sustainable Communities	Option scores minimal positive / moderate positive as likely to result in increased employment opportunities and a greater range of skills catered for.
Environmental Sustainability	Not relevant

**Alternative Option: Attracting and Supporting Business Growth - 'Focus on our existing strengths by prioritising the growth and development of our existing traditional large scale manufacturing and production businesses, including protecting sites for these industries'**

SA Theme	SA Summary
Sustainable Economic Development	Some minimal positives due to increased employment opportunities but mainly neutral or not relevant.
Resource Management and Material Assets	Not relevant
Sustainable Communities	One minimal positive in that more jobs are always welcomed, but one minor negative as these jobs are not likely to be highly skilled/varied.
Environmental Sustainability	Not relevant

## 9 Testing the Policy Options

**Option: Locating Economic Development in Telford - ‘Prioritise development within the established employment parks and industrial areas of Donnington Wood, Hadley Park, Halesfield, and Hortonwood’**

SA Theme	SA Summary
Sustainable Economic Development	The oversupply of employment land is a major positive but focusing on employment parks would mean housing and employment are not as well integrated as they could be. Mitigation – must ensure adequate sustainable transport links.
Resource Management and Material Assets	Not relevant
Sustainable Communities	Minimal positive as there is potential for people to cycle/walk to work.
Environmental Sustainability	Local provision may reduce commuting/travel (minimal positive). But major sites may have small areas of flood zone (minor negative).

**Option: Locating Economic Development in Telford - ‘Identify opportunities for economic development within or close to existing or new centres and Targeted Intervention Areas’**

SA Theme	SA Summary
Sustainable Economic Development	Moderate positive as option would focus development in areas of need but minor negative as few identified employment sites in these areas.
Resource Management and Material Assets	Not relevant except minimal positive if easy access, i.e. people living close to where they work
Sustainable Communities	Minimal positive due to provision of employment opportunities.
Environmental Sustainability	Not relevant except minimal positive due to reduction of in/out commuting.

**Option: Locating Economic Development in Telford - ‘Apply general criteria instead of identifying priority areas for employment development’**

**9.4** This option was not subject to SA as it represents a default position that will carry forward and implement national planning policy.

## 9 Testing the Policy Options

### Option: Locating Economic Development in Newport - 'Identify an additional 4 hectares of land for employment development within or adjoining Newport'

SA Theme	SA Summary
Sustainable Economic Development	Moderate positive due to potential large increase in employment provision in the town
Resource Management and Material Assets	Not relevant except minimal positive if easy access, i.e. people living close to where they work
Sustainable Communities	Moderate positive due to larger provision of employment opportunities and cycle/walk to work opportunities.
Environmental Sustainability	Neutral as SA cannot be carried out without site selection.

### Alternative Option: Locating Economic Development in Newport - 'Apply general criteria for economic development in Newport'

**9.5** This option was not subject to SA as it represents a default position that will carry forward and implement national planning policy.

### Option: Locating Economic Development in the Rural Area - 'Prioritise economic development on the larger brownfield sites'

SA Theme	SA Summary
Sustainable Economic Development	Neutral or Not Relevant
Resource Management and Material Assets	Not relevant except minimal positive if easy access, i.e. people living close to where they work
Sustainable Communities	Minimal positive due to provision of employment opportunities and cycle/walk to work opportunities.
Environmental Sustainability	Minimal positive as focusing on these sites will prevent damage to the Weald Moors, but minor negative as people would have to travel to the site (i.e. not live locally).

### Option: Locating Economic Development in the Rural Area - 'Continue the current strategy of prioritising new development within or adjoining key rural villages'

SA Theme	SA Summary
Sustainable Economic Development	Moderate negative / minor negative as there is a limited supply of sites in the rural area and they are not necessarily in areas of need.
Resource Management and Material Assets	Not relevant except minimal positive if easy access, i.e. people living close to where they work
Sustainable Communities	Neutral or Not relevant

## 9 Testing the Policy Options

SA Theme	SA Summary
Environmental Sustainability	Minor negative as people are likely to have to travel further to work.

### Option: Locating Economic Development in the Rural Area - 'Apply general criteria for employment development in the rural area'

9.6 This option was not subject to SA as it represents a default position that will carry forward and implement national planning policy.

#### 9.1.2 Retail and Town Centres

### Option: Hierarchy of Centres

SA Theme	SA Summary
Sustainable Economic Development	The proposed policy approach was found to be moderately positive against three of the five objectives, essentially due to the intention to promote sites in locations with good access.
Resource Management and Material Assets	Access was the only area where a relationship was identified and again the score was minimal positive in terms of providing development in sustainable locations.
Sustainable Communities	The proposed policy approach was found to have a positive relationship in terms of creating modern attractive town centres to contribute to retention of mobile professionals and opportunity to provide green space for walking. The policy also provided the opportunity for positive design standards.
Environmental Sustainability	A minimal positive relationship was identified in respect of objective 20 in terms of controlling development locations.

### Option: Telford Town Centre

SA Theme	SA Summary
Sustainable Economic Development	The policy was found to be largely positive as it built on the strategy as set out in the Central Telford Area Action Plan (CTAAP)
Resource Management and Material Assets	The policy was found to be largely positive as it built on the strategy as set out in CTAAP
Sustainable Communities	The policy was found to be largely positive as it built on the strategy as set out in CTAAP
Environmental Sustainability	The policy was found to be largely positive as it built on the strategy as set out in CTAAP

## 9 Testing the Policy Options

### Option: Leisure and the Evening and Night-Time Economy

SA Theme	SA Summary
Sustainable Economic Development	This policy option was found to be positive in terms of improving access to employment, regeneration initiatives and providing attractive employment land.
Resource Management and Material Assets	This policy option was mainly neutral with a major positive affect on meeting objective 9, access to jobs, education, shops, and leisure.
Sustainable Communities	This policy option was found to be quite positive in meeting objectives 11-13 and 16.
Environmental Sustainability	This policy option was found to be quite positive in terms of meeting the objectives with its affect on reducing emissions and protecting and controlling the location of development.

### Option: Offices

SA Theme	SA Summary
Sustainable Economic Development	This policy option was found to have a positive affect on four of the five objectives.
Resource Management and Material Assets	This policy option was found to have a largely neutral affect apart from a positive impact in meeting objective 9 by improving access to employment.
Sustainable Communities	This policy option was found to have a positive affect on two objectives by improving the employment environment for inward and out commuting and providing an environment which helps retain well educated members of the workforce.
Environmental Sustainability	This policy option was found to have only a neutral affect.

#### 9.1.3 Tourism & Culture

**Option: 'prioritise the growth and development of our existing major tourism assets such as the Ironbridge Gorge, The Wrekin and Telford Town Park for leisure tourism, and Southwater/Telford International Centre for business tourism'**

SA Theme	SA Summary
Sustainable Economic Development	Not relevant except for a minimal positive in terms of potential job generation as part of tourism development.
Resource Management and Material Assets	Not relevant

## 9 Testing the Policy Options

SA Theme	SA Summary
Sustainable Communities	Not relevant except for minimal positive in that providing tourism assets will help retain mobile professionals.
Environmental Sustainability	Minimal positive as development is directed away from the Weald Moors. Could add recognition of green infrastructure as a tourism asset.

**Option: 'prioritise the growth and development of tourism in other parts of the borough that are currently less well developed for the visitor economy, including Madeley, Newport, Wellington and rural villages'**

SA Theme	SA Summary
Sustainable Economic Development	Minimal positive in that development could help reduce rural isolation and develop jobs close to where people live.
Resource Management and Material Assets	Not relevant except one minimal positive as locating tourism development closer to where people live is likely to have a positive impact in access terms.
Sustainable Communities	Minor negative - if business tourism is dispersed across the borough it could result in a weaker offer.
Environmental Sustainability	Minor negative - wider dispersed development may impact upon the Weald Moors.  Minimal positive - the rich green infrastructure resource could be promoted as a tourism asset.

**Option: 'Include policies to protect existing arts, culture, faith and leisure facilities, continuing to provide opportunities for cultural expression, with particular focus on building capacity in new communities and areas of growth'**

SA Theme	SA Summary
Sustainable Economic Development	The proposed policy approach was found to be neutral against four of the five objectives. A minimal positive was recorded where it was felt cultural facilities could be regarded as education facilities.
Resource Management and Material Assets	Access was the only area where a relationship was identified with the score being minimal positive due to the policy promoting retention/development of facilities close to existing and new communities.
Sustainable Communities	The proposed policy approach was found to have a moderate positive relationship to objective 12 as cultural facilities are likely to attract well-educated members of the workforce.

## 9 Testing the Policy Options

SA Theme	SA Summary
Environmental Sustainability	A minimal positive relationship was identified in respect of objective 21 as many cultural assets of the borough are of a historic nature.

### 9.1.4 Telecommunications and Broadband

#### Telecommunications and Broadband

SA Theme	SA Summary
Sustainable Economic Development	Of those objectives that were related the option, they were all positive as there is a direct link between communications and the delivery of training opportunities as well as the attractiveness of land for development.
Resource Management and Material Assets	The option was considered largely not related, however there was a minimal positive around sustainable travel as improved communications would reduce the need to travel.
Sustainable Communities	Objectives 11 and 12 were considered moderately positive and 15 was a minimal positive due to improvements to communications.
Environmental Sustainability	The option was considered to be not related to most of the options but gave a moderate positive to objective 22 as improved communications would mean less travel.

### 9.1.5 Health

**9.7** The section of the Strategy & Options document on health included a health option. This read: "Include policies across the plan on a range of topics that also address health issues" and this related to a long list of general bullet points indicating parts of the proposed plan. It would not be appropriate to try to SA this.

**9.8** The proposed approach that Health is integrated into the overall content of the plan was seen as appropriate and therefore it is recommended that the "Option" box is deleted: this was a commentary on putting the plan together, rather than a policy option.

**9.9** This structure also meant that all the health-related policy areas were already being SA'd as part of the overall assessment of the Strategy & Options document e.g policies on green infrastructure, cycling, specialist housing etc. No SA table has therefore been completed for health. The SA of health related content should be seen as part of the overall SA of various parts of the document.

**9.10** By way of remedial measures, a specific exercise should be undertaken when preparing the draft plan in order to identify policies that can help improve health and help address health inequalities. It is noted that several Telford & Wrekin SA Objectives are explicitly about health (Objectives 13, 14, 15, 16) and others may raise health related considerations. It was considered the complete list of those with a relationship to health is Objectives number: 1 2 4 5 9 10 13

## 9 Testing the Policy Options

14 15 16 19 23 & 24. In preparing the draft plan it is recommended that a specific check is carried out when policies with a relationship to health are SA'd, assessing how well they perform against these SA objectives, seeking to ensure policies deliver the best performance in respect of health.

### 9.1.6 Housing

#### Option: Housing Mix

**9.11** There were originally 7 options presented for SA here. The appraisal however identified that Option - "Affordable Housing Mix" covered matters already picked up in Option - "Housing Mix". Therefore the proposed Strategy & Options document was re-edited and the Affordable Housing Mix section was subsumed into the Housing Mix section.

SA Theme	SA Summary
Sustainable Economic Development	The proposed policy approach was found to be relevant to only one of the five objectives, but against no. 4 "Improve the supply and affordability of accommodation for all groups in areas of greatest need" it was considered strongly positive.
Resource Management and Material Assets	The proposed policy approach was not found to be relevant to any of the five objectives here.
Sustainable Communities	As the proposed policy approach seeks to ensure new development provides housing mix in balance with population it was found to be likely to have a positive relationship to four of the six objectives here.
Environmental Sustainability	The proposed policy approach was not found to be relevant to any of the eight objectives here.

#### Option: Affordable Housing Targets

**9.12** There were a number of alternative options identified in the Strategy & Options document. It was concluded that the same SA objectives have a relationship with the approach in each of the identified options Therefore there is one table of the assessment that covers the main option identified and also these alternative options too. The difference between options is around the score. This is discussed below:

SA Theme	SA Summary
Sustainable Economic Development	The assessment concluded that the proposed option would score positively against three of the five SA objectives. The first two alternative options were thought to perform less well but it was considered that setting different targets for certain areas could score higher.
Resource Management and Material Assets	The proposed policy approach was not found to be relevant to any of the five objectives.

## 9 Testing the Policy Options

SA Theme	SA Summary
Sustainable Communities	The proposed policy approach was found to have a minimal positive relationship to three of the six objectives. It was considered that setting a different target for certain areas could score higher.
Environmental Sustainability	The proposed policy approach was not found to be relevant to any of the objectives.

### Option: Affordable Housing Thresholds

**9.13** There were a number of alternative options identified in the Strategy & Options document. It was concluded that the same SA objectives have a relationship with the approach in each of the identified options. Therefore there is one table of the assessment that covers the main option identified and also the alternative options too. The difference between options is around the score. This is discussed below:

SA Theme	SA Summary
Sustainable Economic Development	The assessment concluded that the proposed option would score positively against three of the five SA objectives. The alternative approaches of seeking affordable housing on more / all sites or separate thresholds for Telford, Newport and the rural area were thought likely to increase the positive score. The alternative of a single lower threshold was thought to lead to a lower score.
Resource Management and Material Assets	The proposed policy approach was not found to be relevant to any of the five objectives.
Sustainable Communities	The proposed policy approach was found to have a minimal positive relationship to three of the six objectives. The alternative approaches of seeking affordable housing on more/ all sites or separate thresholds for Telford, Newport and the rural area were all thought likely to increase the positive score.
Environmental Sustainability	The proposed policy approach was not found to be relevant to any of the objectives here.

### Option: On and off site provision of affordable housing

**9.14** There were a number of alternative options identified in the Strategy & Options document. The assessment carried out covers the main option identified and also the alternative options too as it was concluded that the SA objectives where there is a relationship are the same for all of the identified options. The difference would be over the extent of the positive score and this would vary depending upon the amount of affordable housing likely to be delivered.

SA Theme	SA Summary
Sustainable Economic Development	The assessment concluded that the proposed option would score positively against three of the five SA objectives. Three alternative

## 9 Testing the Policy Options

SA Theme	SA Summary
	approaches were presented. The amount of affordable housing delivered would vary depending on the approach and therefore the scores would be higher or lower accordingly. The alternative options of allowing lower contributions or a more relaxed approach to off-site provision or contributions would both reduce the positive score.
Resource Management and Material Assets	The proposed policy approach was not found to be relevant to any of the five objectives here.
Sustainable Communities	The proposed policy approach was found to have a minimal positive relationship to three of the six objectives as it should help create a balanced housing offer. The alternative options of allowing lower contributions or a more relaxed approach to off site provision or contributions would both reduce the positive score.
Environmental Sustainability	The proposed policy approach was not found to be relevant to any of the objectives here.

### Option: Rural affordable housing

SA Theme	SA Summary
Sustainable Economic Development	The assessment concluded that the proposed option would have a major positive impact against two of the five SA objectives by increasing the limited supply of rural affordable housing. It was however also found likely to have a small negative impact against one further objective because it would lead to significant new housing in locations not easy to access other than by car. A recommendation is made to mitigate against this through the provision of good local services, employment and public transport.
Resource Management and Material Assets	The proposed policy approach was not found to be relevant to four objectives but was found likely to have a small negative impact against Objective 9 “To make travel more reliable and efficient, as well as enhance access to jobs, education, healthcare, shops and leisure” because it would lead to significant new housing in locations not easy to access other than by car. A recommendation is made to mitigate against this through the provision of good local services, employment and public transport.
Sustainable Communities	The proposed policy approach was found to have no relationship to most of the six objectives. It was considered more information on the overall strategy and approach to rural employment was needed to fully assess it against Objective 11 however as the proposed approach would provide more rural housing including making it easier for people on low incomes to live in rural areas but matching employment would also be needed however. The recommendation is therefore that the plan approach to employment mirrors that for housing.

## 9 Testing the Policy Options

SA Theme	SA Summary
Environmental Sustainability	The proposed policy approach was mostly thought to be unrelated to these objectives. Against two objectives however it was thought there would be negative impacts of the new housing that results, either by scale or by location and the additional car journeys. Mitigation could be provided by policies to control impact on sensitive landscapes and by better provision of good local services, employment and public transport.

### Option: Specialist housing

SA Theme	SA Summary
Sustainable Economic Development	The assessment concluded that the proposed option was unrelated to four of the SA objectives but would have a strong positive relationship to Objective 4 on the supply and affordability of accommodation for groups in need as the policy approach would help provide suitable accommodation for elderly and vulnerable people.
Resource Management and Material Assets	The proposed policy approach was not found to be relevant to any of the five objectives.
Sustainable Communities	The proposed policy approach was found to have a strong positive relationship to Objectives 13 and 15 as these objectives concern the health and well-being of the vulnerable and ageing population and this policy is about planning for housing to meet needs of ageing population and vulnerable people.
Environmental Sustainability	The proposed policy approach was not found to be relevant to any of the objectives.

### Option: Traveller site proposals

SA Theme	SA Summary
Sustainable Economic Development	The proposed policy approach was found to be moderately positive against three of the five objectives, essentially due to the intention to promote sites in locations with good access.
Resource Management and Material Assets	Access was the only area where a relationship was identified and again the score was moderately positive against objective 9 concerning sustainable travel.
Sustainable Communities	The proposed policy approach was found to have a moderate positive relationship to objective 13 regarding health and well-being but unrelated to the others.
Environmental Sustainability	A moderate positive relationship was identified in respect of the two objectives (23 and 24) that deal with flood risk.

## 9 Testing the Policy Options

### Alternative option: Traveller site proposals

SA Theme	SA Summary
Sustainable Economic Development	The alternative option identified additional criteria which were found to contribute further to the positive score in ensuring access to utilities (in Objective 5).
Resource Management and Material Assets	The alternative option identified additional criteria which were found to contribute further to the positive score in Objective 8 in relation to waste water.
Sustainable Communities	No additional changes to scores were identified.
Environmental Sustainability	Adding the potential criteria regarding avoiding sensitive landscapes and preference for previously developed land were found to have a positive relationship to many of the objectives in this section.

#### 9.1.7 Minerals

### Option: Allocate land for sand and gravel extraction in Shropshire

SA Theme	SA Summary
Sustainable Economic Development	Generally, most objectives were not relevant as this option involves no allocation of sites in Telford & Wrekin for sand and gravel extraction. This did however have a minor negative effect on the objective to improve access to employment opportunities.
Resource Management and Material Assets	Most objectives are not related. Two were minor negative as the policy option does not currently make reference to the use of secondary aggregates and because allocation in Shropshire will reduce access to related employment opportunities.
Sustainable Communities	Again, most of these objectives are unrelated. There was one minor negative as allocating sites in Shropshire will not create job opportunities within Telford & Wrekin and travel to work is likely to be greater.
Environmental Sustainability	Most objectives had a positive score as the lack of an allocation in Telford & Wrekin would mean that there would be no effect on the Weald Moors, ecology, landscape, green infrastructure and heritage. It was felt that the impacts of extraction on landscape were the greatest so this had a higher positive score.

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### Option: Allocate land within Telford & Wrekin (no specific site)

SA Theme	SA Summary
Sustainable Economic Development	Most objectives were not relevant. There was one minimal positive effect identified relating to the objective to improve access to employment opportunities.
Resource Management and Material Assets	Most objectives are not related. There was one moderate negative identified as the quantities of primary aggregates would increase from allocating sites in Telford & Wrekin. A revised policy option should emphasise the use of secondary aggregates.
Sustainable Communities	Most of these objectives are unrelated. One minimal positive was identified as allocating sites in Telford & Wrekin will create job opportunities may help to reduce travel to work distance.
Environmental Sustainability	Most objectives are neutral – as no specific sites are to be allocated it is difficult to determine the environmental effects. These should be assessed at draft plan stage and safeguards should be built in if this is the chosen policy approach to ensure the protection and enhancement of environmental assets. There was a moderate negative identified relating to the impact on landscape and also a minor negative relating to greenfield run off rates. Again, both of these will require appropriate safeguards in policy.

### Option: Concentrate crushed rock extraction at Leaton Quarry

SA Theme	SA Summary
Sustainable Economic Development	Three objectives were not related. Two were neutral because there would be no change in where job opportunities exist and no effect on the supply of employment land and premises.
Resource Management and Material Assets	Most objectives were not related. There was a minimal positive identified relating to the quantities of primary aggregates, however it is unclear whether this option would incorporate the future expansion of Leaton Quarry. The policy option wording should be revised to clarify this. Reference should also be made to the use of secondary aggregates.
Sustainable Communities	Most of these objectives are unrelated. The objective relating to creating job opportunities and reducing travel to work distance was neutral as there would be no change to the existing pattern of development – unless this option includes the future expansion of Leaton Quarry.
Environmental Sustainability	Most objectives are moderate positive as there would be no further sites allocated for crushed rock extraction so there would be no effect on environmental assets. This is assuming that there is no future

## 9 Testing the Policy Options

SA Theme	SA Summary
	expansion of Leaton Quarry – if there is then appropriate safeguards will need to be included in the draft plan policy.

### Option: Allocate land for further extraction within Telford & Wrekin (no specific site)

SA Theme	SA Summary
Sustainable Economic Development	Most objectives were not relevant. There was one minimal positive effect identified relating the objective to improve access to employment opportunities – as allocating further sites for crushed rock extraction will increase employment opportunities.
Resource Management and Material Assets	Most objectives are not related. One moderate negative effect identified that the quantities of primary aggregates would increase from allocating further sites in Telford & Wrekin. A revised policy option should emphasise the use of secondary aggregates.
Sustainable Communities	Most of these objectives are unrelated. One minimal positive was identified as allocating more sites in Telford & Wrekin for crushed rock will create more job opportunities.
Environmental Sustainability	Most objectives are neutral – as no specific sites are to be allocated it is difficult to determine the environmental effects. These should be assessed at draft plan stage and safeguards should be built in if this is the chosen policy approach to ensure the protection and enhancement of environmental assets. There was a moderate negative score relating to the impact on landscape and also a minor negative relating to greenfield run off rates. Again, both of these will require appropriate safeguards in policy.

### Option: Local policy to ensure no adverse environmental effects from other mineral extraction

SA Theme	SA Summary
Sustainable Economic Development	All objectives are not related.
Resource Management and Material Assets	All except objective 10 have a minimal positive score as the primary intention of this policy approach would be to set criteria to ensure that permitted operations do not have unacceptable adverse environmental impacts. As this is currently being explored as a policy option there is no detail on what criteria would be used – this should be detailed in the draft plan.
Sustainable Communities	Most of these objectives are neutral or unrelated. One minimal positive was identified in relation to improving the health and well-being of the population – this could be achieved through the inclusion of criteria

## 9 Testing the Policy Options

SA Theme	SA Summary
	relating to noise and air pollution. Detail on the criteria to be applied should be provided in the draft plan.
Environmental Sustainability	Nearly all objectives were scored minimal positive as the primary intention of this policy approach would be to set criteria to ensure that permitted operations do not have unacceptable adverse environmental impacts. As this is currently being explored as a policy option there is no detail on what criteria would be used – this should be detailed in the draft plan. One moderate positive score was given in relation to objective 17, this is because the explanatory text states that no extraction will be permitted for peat. For a major positive score this should be incorporated in to the policy criteria.

### Option: Rely on national policy to ensure no adverse environmental effects from other mineral extraction

SA Theme	SA Summary
Sustainable Economic Development	All objectives are not related.
Resource Management and Material Assets	Three objectives have a minimal positive score as the NPPF includes emphasis on ensuring that extraction operations do not have unacceptable adverse environmental impacts. Objective 6 had a neutral score and objective 10 was not related.
Sustainable Communities	Most of these objectives are not related. One minimal positive was identified in relation to improving the health and well-being of the population as the NPPF includes emphasis on ensuring that extraction operations do not have unacceptable adverse impacts on human health.
Environmental Sustainability	Nearly all objectives were scored minimal positive as the NPPF incorporates an emphasis on ensuring that development does not have adverse environmental impacts. One moderate positive score was given in relation to objective 17 as this states that new sites or extensions to existing sites for peat extraction should not be identified.

### Option: Minerals Safeguarding Areas

SA Theme	SA Summary
Sustainable Economic Development	All objectives are not related.
Resource Management and Material Assets	Most objectives are not related. Objective 7 was scored as a major positive as the primary intention of the policy approach would be to prevent the sterilisation of mineral resources.

## 9 Testing the Policy Options

SA Theme	SA Summary
Sustainable Communities	All objectives are not related.
Environmental Sustainability	Most objectives are neutral as there is not enough information at this stage to properly understand the environmental implications of this policy approach. Further detail will be needed at the draft plan stage. One minor negative score was given in relation to objective 17 as parts of the Weald Moors are shown as safeguarded for future extraction. The policy option should include wording to state that this will not be for peat extraction.

### 9.1.8 Waste

#### Option: Accessibility Criteria

SA Theme	SA Summary
Sustainable Economic Development	This Option is unlikely to have a significant effect.
Resource Management and Material Assets	This Option is unlikely to have a significant effect. In regards to Objective 9 – Sustainable Travel, the Objective has been assessed positively.
Sustainable Communities	Most of the social objectives are unrelated. Only Objective 13 ‘to improve health and well-being ...’ is assessed positively, as the potential to ensure the impact of proposals on local communities and are minimised.
Environmental Sustainability	This Option is likely to have positive effects.

#### Option: Types of Location

SA Theme	SA Summary
Sustainable Economic Development	In terms of the economy it will support employment opportunities while also allowing appropriate development in rural areas.
Resource Management and Material Assets	This option is likely to have major positive effects in terms of SA Objective 6 ‘To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill’ that will in turn facilitate an increase in the proportion of waste recycled. It will also support distribution that is closely related to the principal locations of where waste is generated and has the potential to reduce the distances that the waste needs to be transported for management.
Sustainable Communities	All sustainable communities objectives except one have been assessed as unrelated or neutral.

## 9 Testing the Policy Options

SA Theme	SA Summary
Environmental Sustainability	A number of the environmental objectives have been assessed as uncertain or neutral as the effect will depend on the exact location of the proposed development. Encouraging development at current sites and on employment land, for example, could limit the effects on the environment and local communities as the acceptability of development at these sites will have already been assessed to some degree and deemed, in principle, to be acceptable based on the features and assets present.

### 9.1.9 Transport

#### Option: Area Travel Plans

SA Theme	SA Summary
Sustainable Economic Development	The policy approach was found to be minimal positive for three of the objectives notably improving accessibility across the Borough, in terms of access to services and facilities along with regeneration.
Resource Management and Material Assets	The policy approach was found to be minimal positive for three of the objectives notably improving accessibility across the Borough, in terms of access to services and facilities along with regeneration.
Sustainable Communities	The policy option was found to be positive for objectives 11-15. This was due to improving accessibility overall and creating more sustainable communities.
Environmental Sustainability	The policy was found to be mainly neutral overall, however one positive result was noted due to the impact it would have in helping to reduce CO2 emissions.

#### Option: Public Transport

SA Theme	SA Summary
Sustainable Economic Development	The policy approach was found to be minimal positive for three of the objectives notably improving accessibility across the Borough, in terms of access to services and facilities along with regeneration.
Resource Management and Material Assets	Access was the only area where a relationship was identified and the score was major positive against objective 9 concerning sustainable and improved travel.

## 9 Testing the Policy Options

SA Theme	SA Summary
Sustainable Communities	The policy option was found to be positive for objectives 11-15. This was due to improving accessibility overall and creating more sustainable communities.
Environmental Sustainability	The policy was found to be mainly neutral overall, however one positive result was due to the impact it would have in helping to reduce CO2 emissions.

### Option: Walking and cycling

SA Theme	SA Summary
Sustainable Economic Development	The policy approach was positive for three of the objectives relating to increasing access to services and improving overall accessibility in a sustainable manner.
Resource Management and Material Assets	The policy was only relevant to objective 9, to which it had a major positive affect by promoting sustainable travel.
Sustainable Communities	The policy approach was neutral overall with a positive impact for two of the objectives. This related to improving and encouraging walking and cycling and thus reducing health inequalities and levels of obesity.
Environmental Sustainability	The policy was only relevant to objective 22, to which it had a major positive affect by promoting sustainable travel and thus reducing emissions.

### Option: Parking

SA Theme	SA Summary
Sustainable Economic Development	The policy approach was found to be negative for three of the objectives, in terms of access and employment land.
Resource Management and Material Assets	The policy was mainly neutral, however there was a positive impact due to restrictive parking conditions helping to promote other forms of more sustainable travel.
Sustainable Communities	Again the policy was mainly neutral, however there was a positive impact due to restrictive parking conditions helping to promote other forms of more sustainable travel such as walking and cycling.
Environmental Sustainability	Again the policy was mainly neutral, however there was a positive impact due to restrictive parking conditions helping to reduce CO2 emissions.

## 9 Testing the Policy Options

### Option: Rail

**9.15** A Sustainability Appraisal was not carried out on this option following further discussion. The SA identified that this policy as a stand-alone would be difficult for the Local Plan to implement and monitor. The issue of rail facilities will be better addressed as part of a wider public transport and accessibility policy and thus incorporated as appropriate.

### Option: Road Network

SA Theme	SA Summary
Sustainable Economic Development	The policy approach would have a positive affect on improving accessibility, economic regeneration and access to employment land. However it was found to have a negative impact on objective 5 in terms of improving service by sustainable modes of travel.
Resource Management and Material Assets	The policy was found to be mainly neutral, however a negative impact was noted on promoting sustainable travel.
Sustainable Communities	Again the policy was deemed to have a neutral impact but could have a negative impact by increasing levels of out-commuting.
Environmental Sustainability	The policy approach was deemed to be mainly neutral but had a negative impact by potentially increasing levels of CO2 emissions

### 9.1.10 Climate Change and Energy

#### Option: Criteria for assessing renewable and low carbon energy schemes ratings

SA Theme	SA Summary
Sustainable Economic Development	The use of a criterion may have the effect of contributing to economic development initiatives through potential employment benefits.
Resource Management and Material Assets	All sustainable communities objectives have been assessed as unrelated or neutral.
Sustainable Communities	All sustainable communities objectives except one have been assessed as unrelated or neutral.
Environmental Sustainability	The use of a criterion may have the effect of reducing the Borough's delivery of renewable and low carbon energy, therefore has scored negatively against this objective.

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### Option: Use of whole code for Sustainable Homes and BREEAM ratings.

SA Theme	SA Summary
Sustainable Economic Development	The application of the whole BREEAM or Code for Sustainable Homes rating may impact upon the viability of delivering development of certain types and sizes in some areas.
Resource Management and Material Assets	All Resource Management & Material Assets excluding Objective 10 which is assessed as unrelated have been assessed as moderately positive.
Sustainable Communities	Half of the Sustainable Communities objectives are unrelated the other half of Objectives 12,13 and 16 are moderately positive.
Environmental Sustainability	This Option has a positive impact upon Environmental Sustainability objectives, especially in regards to adapting to changing weather conditions.

### Option: Vary targets by location size or development type

SA Theme	SA Summary
Sustainable Economic Development	This approach has the potential to have a major positive impact upon Sustainable Economic objectives of 1 and 4.
Resource Management and Material Assets	All Resource Management & Material Assets excluding Objective 10 which is assessed as unrelated have been assessed as moderately positive.
Sustainable Communities	Half of these Sustainable Communities objectives are unrelated. Objectives 12 and 16 are assessed as positive.
Environmental Sustainability	This Option has a major positive impact upon adapting to changing weather conditions.

### Option: Where to deliver renewable and low carbon energy

SA Theme	SA Summary
Sustainable Economic Development	This option may have a positive impact upon economic objectives by adding an element of certainty to development.
Resource Management and Material Assets	All Resource Management & Material Assets objectives have been assessed as unrelated or neutral.
Sustainable Communities	All sustainable communities objectives except one have been assessed as unrelated or neutral.

## 9 Testing the Policy Options

SA Theme	SA Summary
Environmental Sustainability	This option may have a positive impact upon landscape objectives by directing development away from the most sensitive areas.

### 9.1.11 Water

#### Option: Flood Risk

SA Theme	SA Summary
Sustainable Economic Development	The proposed policy approach was found to be predominantly not relevant/neutral against four of the five objectives, essentially due to the nature of the topic. There was a minimal positive link in terms of improving employment and business attractiveness.
Resource Management and Material Assets	Although again mainly neutral, the policy approach was found to be positive in terms of water resources and improving sustainability.
Sustainable Communities	The proposed policy approach was found to be mainly neutral or not related, however there was a minimal positive in terms of meeting objective 12.
Environmental Sustainability	The policy areas were found to be very positive in terms of meeting these objectives. Policies on flood risk have environmental sustainability at the heart. Especially in terms of improving green infrastructure, protecting historic assets, delivering an environment adaptable to changing weather conditions and reducing flood risk.

#### Option: SuDS

SA Theme	SA Summary
Sustainable Economic Development	The proposed policy approach was found to be predominantly not relevant/neutral against four of the five objectives, essentially due to the nature of the topic. There were however some mildly positive links.
Resource Management and Material Assets	Although again mainly neutral, the policy approach was found to be rather positive in this regard, especially in terms of water resources and improving sustainability.
Sustainable Communities	The proposed policy approach was found to have a moderate positive relationship to some of the objectives in terms of providing sustainable communities and environments and links with health objectives.
Environmental Sustainability	The policy areas were found to be very positive in terms of meeting these objectives as policies on flood risk, sensitive water

## 9 Testing the Policy Options

SA Theme	SA Summary
	design and water resources have environmental sustainability at their heart.

### Option: Water supply

SA Theme	SA Summary
Sustainable Economic Development	The policy approach was found to be mainly neutral or not related. However a slight positive effect was found in terms of improving employment land and business premises.
Resource Management and Material Assets	The policy approach was generally neutral or not related, however a positive effect was found with the opportunity to promote sustainable construction techniques and a major positive was found in terms of improving and protecting the demand on water resources.
Sustainable Communities	Apart from a few minimal positive effects the policy approach was again found to be either neutral or not related. The main positive effect was by helping to provide better quality housing and a better quality environment.
Environmental Sustainability	The policy approach was found to be quite positive in this regard. It was due to the fact that it would help protect areas of special landscape quality. The policy would also help reduce flooding and ensure a built environment adaptable to climate change is provided.

### 9.1.12 Urban Design

## Urban Design

### Option: Provide urban policies within each section and policy area in the Local Plan

SA Theme	SA Summary
Sustainable Economic Development	The policy options were found to be mostly neutral. The most significant benefits were related to the indirect benefits of an improvement to the physical environment through applying urban design principles to improve connections.
Resource Management and Material Assets	Urban design policies were found to have considerable benefits to resource management and material assets particularly through the use of urban design policy which requires sustainable design and construction including the use of sustainable design standards such as BREEAM Communities.
Sustainable Communities	The proposed policy options were found to have a mix of sustainable benefits. The primary benefits were due to the urban design policies which promoted healthier lifestyles.

## 9 Testing the Policy Options

SA Theme	SA Summary
Environmental Sustainability	The proposed policy options provided strong links and benefits to sustainability – particularly through the requirements for sustainable building design, making the links with green infrastructure and blue infrastructure.

### Option: Provide a number of urban policies in one section covering all subjects

SA Theme	SA Summary
Sustainable Economic Development	The policy options were found to be mostly neutral. The most significant benefits were related to the indirect benefits of an improvement to the physical environment through applying urban design principles to improve connections.
Resource Management and Material Assets	Urban design policies were found to have considerable benefits to resource management and material assets particularly through the use of urban design policy which requires sustainable design and construction including the use of sustainable design standards such as BREEAM Communities.
Sustainable Communities	The proposed policy options were found to have a mix of sustainable benefits. The primary benefits were due to the urban design policies which promoted healthier lifestyles.
Environmental Sustainability	The proposed policy options provided strong links and benefits to sustainability – particularly through the requirements for sustainable building design, making the links with green infrastructure and blue infrastructure.

### Option: Provide two primary urban design policies supported by a comprehensive Supplementary Planning Document produced in parallel with the local plan

SA Theme	SA Summary
Sustainable Economic Development	The policy options were found to be mostly neutral. The most significant benefits were related to the indirect benefits of an improvement to the physical environment through applying urban design principles to improve connections.
Resource Management and Material Assets	Urban design policies were found to have considerable benefits to resource management and material assets particularly through the use of urban design policy which requires sustainable design and construction including the use of sustainable design standards such as BREEAM Communities.
Sustainable Communities	The proposed policy options were found to have a mix of sustainable benefits. The primary benefits were due to the urban design policies which promoted healthier lifestyles.

## 9 Testing the Policy Options

SA Theme	SA Summary
Environmental Sustainability	The proposed policy options provided strong links and benefits to sustainability – particularly through the requirements for sustainable building design, making the links with green infrastructure and blue infrastructure.

### 9.1.13 Green Infrastructure and Natural Environment

SA Theme	SA Summary
Sustainable Economic Development	There are two minimal positive scores in relation to green infrastructure promoting sustainable transport and increasing the attractiveness of the area to businesses. The other objectives are neutral or not relevant.
Resource Management and Material Assets	There is a moderate positive score for the objective which ensures that new developments consider community facilities (green infrastructure has been regarded as a community facility). A minimal positive score was recorded for the promotion of sustainable travel. The other objectives were neutral or not relevant.
Sustainable Communities	There were two major positives and one moderate positive score for these objectives. The major positive was due to the fact that green infrastructure will encourage and provide opportunities for people to live healthier, more active lifestyles. The other objectives are either neutral or not relevant.
Environmental Sustainability	This policy scores exceptionally highly for this area, all objectives are either moderate positive or major positive. The policy is aiming to protect green infrastructure where appropriate and enhance where possible. It could potentially make more reference to climate change to achieve full major positive scores.

### 9.1.14 Built Heritage

#### Option: Listed Buildings

SA Theme	SA Summary
Sustainable Economic Development	The policy approach was found to be largely unrelated or neutral for this particular option.
Resource Management and Material Assets	It was considered that the objective was largely unrelated to the listed building option.
Sustainable Communities	The option did have a minimal positive to one of the objectives due to the creation of a crafts culture, most of the objectives were however not related.

## 9 Testing the Policy Options

SA Theme	SA Summary
Environmental Sustainability	Objectives 20 and 21 are very positive as they are directly related to heritage protection, however the other objectives are largely unrelated.

### Option: Conservation Areas

SA Theme	SA Summary
Sustainable Economic Development	The policy approach was found to be largely unrelated or neutral for this particular option.
Resource Management and Material Assets	It was considered that the option was largely unrelated to the conservation area option.
Sustainable Communities	The option did score a minimal positive to one of the objectives due to the creation of a crafts culture, most of the objectives were however not related.
Environmental Sustainability	Objectives 20 and 21 are very positive as they are directly relate to heritage protection, however the other objectives are largely unrelated.

### Option: World Heritage Site

SA Theme	SA Summary
Sustainable Economic Development	The option was found to be positive against two of the objectives due to improvements that would be made to access for visitors and the use of cultural assets for education.
Resource Management and Material Assets	It was considered that the option was largely unrelated.
Sustainable Communities	The option did score some minimal positive effects due to the creation of a crafts culture, and if the draft plan policy is linked green space the positives would be greater. Most of the objectives were however not related.
Environmental Sustainability	Most of the objectives were positive (objectives 19 through to 21). This is due to the objectives supporting heritage protection, and the World Heritage Site sitting close to the river and requiring flood protection.

## 9 Testing the Policy Options

### 9.1.15 Pollution and Land Instability

#### Option: Pollution

SA Theme	SA Summary
Sustainable Economic Development	The policy approach found two minor negatives against the objectives as the option, whilst controlling pollution, could be seen to constrain potential development on land.
Resource Management and Material Assets	It was considered that the option was mostly positive against the SA objectives due to the direct relationship between the control of pollution and the amount of waste. There is a need to link with the water section in the draft plan.
Sustainable Communities	The option was considered to be neutral or not have a direct relationship with this group of objectives.
Environmental Sustainability	The option scores a major positive in regards to the amount of CO2 emissions, as the option would control emissions. It would also give a moderate positive to adapting to climate change for a similar reasoning.

#### Option: Land Stability

SA Theme	SA Summary
Sustainable Economic Development	The option has some minimal and moderate positives, as it would show which land is suitable and what range of uses were suitable for the land.
Resource Management and Material Assets	The option was considered to be either neutral or not related.
Sustainable Communities	The option was considered to be either neutral or not related.
Environmental Sustainability	This option scored some moderate positives, as the option would help manage the landscape of the area.

## 9 Testing the Policy Options

# 10 Conclusion, Recommendations and Next Steps

# 10 Conclusion, Recommendations and Next Steps

## 10 Conclusion, Recommendations and Next Steps

**10.1** This section of the SA, summarises the findings and recommendations from the SA of the growth options, spatial distribution options and the policy options. Details are also included on the next steps in the development of the Local Plan and the SA thereof.

**10.2** The preferred growth option, spatial distribution option and policy options as presented in the Local Plan Strategy & Options Report will be refined and developed into a Draft Plan. The relationship between the three (the amount of growth, the location of growth and the policy requirements) will deliver the development, seeking to ensure that it realises the vision for the Borough.

**10.3** It must be noted that due to the iterative nature of the process, the findings of this SA relate to the time it was carried out and will be subject to change throughout the production of the Local Plan and subsequent assessments. Therefore the effects of elements of the growth options, spatial distribution options and many of the policy options are uncertain at this stage due to a lack of specificity. This detail will be put in place for the Draft Plan. This will allow a more thorough SA and SEA to be conducted and published alongside the Draft Plan.

### Growth Options

#### Conclusions

**10.4** The three growth options considered in this appraisal provide a starting point for the development of the draft Plan. The following broad conclusions can be made based on the SA findings:

- Option A requires the vast majority of new development to be on currently committed land and will not provide enough affordable homes nor will this level of development help regenerate those areas experiencing deprivation and rural isolation.
- Options B and C remain unclear whether the environmental effects will be significant. This is due to the uncertainties over where the actual development will be located and whether sites will be adjacent or close to sensitive and important biodiversity, geological, landscape and cultural sites. The negative effects on the natural environment could be minimised or reduced by avoiding siting development in, adjacent to or close to existing and important nature conservation and cultural heritage sites.
- Option C with a high number of new dwellings has a significantly positive impact on economy-related objectives.

**10.5** These impacts reflect the scale of development proposed: as the scale of development increases, so do the potential positive economic effects. However, there is also a commensurate increasingly potential negative effect on the natural environment. In summary:

- Option A - the significantly potential negative effects on economy and affordable housing where the provision of affordable homes is very low is a serious sustainability concern.
- The potentially significant negative effects on the natural environment and resource use under option B and C raise another serious sustainability concern, mitigation will be able to make a significant impact. Increased resource demand may be in part mitigated; for example through inclusion of low carbon technologies and water saving applications.
- Given the demand for housing and affordable housing, ambitious numbers of dwellings must be delivered which will require more land than is currently consented for development.

# 10 Conclusion, Recommendations and Next Steps

To minimise the potential adverse effects on the natural environment, dwellings with a minimal footprint should be encouraged, dwelling densities increased and low carbon and water efficient technologies employed. Such measures could help maximise the positives that an increasing population can bring whilst minimising negative effects associated with increases in resource demand and land take.

**10.6** A level of compromise needs to be reached across the sustainability objectives. **It is recommended that at this stage growth option C offers the greatest potential to achieve the appropriate balance (to optimise growth and minimise potential detrimental environmental effects).** However, careful consideration would be required of the proposed location of development envisaged in the option to avoid sensitive sites, to optimise positive community effects and to take the opportunity to maximise the benefits of innovative sustainable design (by ensuring efficient use of land and resources) to mitigate any potentially significant negative impacts.

## Spatial Distribution Options

### Conclusions

**10.7** In conclusion, some of the spatial distribution options scored better against the SA objectives than others. Relative to the other indicative options, Option 3 (which sought to optimise development in the urban area and three larger developments in the urban-rural fringe to deliver the proportion of the Borough's housing allocation), are anticipated to provide a potentially greater range of positive effects against the SA objectives. These effects could be strengthened further at the draft Plan stage through greater scrutiny of the merits of different locations, for example urban extensions will require controls on size, location and detail to make them more sustainable.

**10.8** For the other options, a specific element was identified as being more positive than others. This was Development largely committed to urban areas.

**10.9** A number of potential concerns have been raised for options 1 and 2. Option 1 is assessed to have potential negative impacts upon sustainable communities because it would allocate considerable development in less accessible areas. This, in turn has a negative impact on SA objectives associated with, for example, CO<sub>2</sub> emissions and obesity. The option encourages greater car use – leading to a potentially higher level of poor health. Taking Option 2 forward would require careful consideration as this spatial option was found to be potentially negative for ensuring an appropriate provision of land and buildings for business use.

### The Preferred Option - Option 3

**10.10** The preferred option is considered to be an approach which has the opportunity to build on more sustainable aspects of the two other spatial distribution options initially considered. The option also provides more of a focus on urban areas and the urban - rural fringe for larger scale developments where better transport links exist and the critical mass needed to support public transport.

**10.11** The development of sites in the urban area could have a positive effect, if provided within walking distances of borough towns and sports and learning communities against a number of the transport and sustainable economic objectives.

## 10 Conclusion, Recommendations and Next Steps

**10.12** Inclusion of development in urban focused developments and selected sustainable urban extensions could have positive economic effects if carried out at the Targeted Intervention Areas.

**10.13** Inclusion of development in existing rural communities could have positive effects if carried out at the appropriate scale consistent with the capacity of the rural communities services and infrastructure. Small scale focused development could be undertaken to help encourage provision of services without changing the character of rural Telford and Wrekin.

### Policy Options

#### Conclusions

**10.14** The Local Plan policy options will play an important role in the sustainable delivery of the Local Plan. They will contribute to the sustainable development objectives of Telford & Wrekin Council. Within the policy options of the Local Plan Strategy and Options Report, it is anticipated that there are a number of areas where moderate sustainable advantages would arise. There are also a number of areas where minor positives would arise, these have not been summarised here. The table below provides a summary of the major positive potential effects identified through the appraisal.

#### Sustainability Advantages

<p><b>Built Heritage</b></p> <p>The policy options on Conservation Areas and Listed Building will lead to major positive effects for Historic Assets as a result of heritage protection.</p> <p>The policy option on the World Heritage Site will have major positive effects on Historic Assets, Landscape and Green Infrastructure. This is due to the option supporting heritage protection and the World Heritage Site requiring flood protection.</p>
<p><b>Climate Change and Energy</b></p> <p>The policy option on Use Whole Code on Sustainable Homes and BREEAM Ratings has a major positive score on climate change adaptation as Code for Sustainable Homes and BREEAM criteria require measures which enhance the resilience of developments to the effects of climate change.</p> <p>The policy option to Vary targets by location, size or development type will have a major positive effect on Economic and Regeneration Initiatives, Supply and Affordability of Accommodation, Retain Well-Educated Members of the Workforce and Adapted to Cope with the Changing Weather Conditions through businesses and jobs creation in the least economically successful parts of the Borough and rural areas, as well as the most successful centres. Also by reducing the level of the code in locations where delivery of housing may be difficult to achieve, the viability of schemes will be enhanced. This is likely to increase the number of homes being built, and allow a greater range of housing types and a higher level of affordable housing.</p>

# 10 Conclusion, Recommendations and Next Steps

<p><b>Economic Development</b></p> <p>The policy option on Locating Economic Development in Telford ('Prioritise development within the established employment parks and industrial areas of Donnington Wood, Hadley Park, Halesfield, and Hortonwood') will experience major positive effects on employment land due to the oversupply available in the Borough.</p>
<p><b>Green Infrastructure and Natural Environment</b></p> <p>The policy option here scored positively against health and well-being and reducing obesity objectives due to the fact that green infrastructure will encourage and provide opportunities for people to live healthier, more active lifestyles. It also scores highly against the SA Objectives on protection of the Weald Peats, Biodiversity, Green Infrastructure, Landscapes as the policy is aiming to protect green infrastructure where appropriate and enhance where possible.</p>
<p><b>Housing</b></p> <p>The Housing Mix option scores high on Supply and Affordability of Accommodation, as the policy area supports this objective. The same applies to the Affordable Housing Targets option, Affordable Housing Thresholds option, On and Off-Site Provision Of Affordable Housing option, Rural Affordable Housing option and the Specialist Housing Option. Additionally, the Rural Affordable Housing option supports the regeneration and economic objective, while the Specialist Housing Option supports the objectives on well-being and vulnerable people to live independently.</p>
<p><b>Minerals</b></p> <p>The allocate land for sand and gravel extraction in Shropshire Option scores highly against Landscape as there is no allocation for extraction proposed for the Borough. Minerals Safeguarding Areas will have a positive effect against the aggregates objective as it prevents the sterilisation of mineral resources.</p>
<p><b>Pollution and Land Instability</b></p> <p>The Pollution option will experience a major positive score in regards to the CO2 objective, as the option would control emissions.</p>
<p><b>Retail and Town Centres</b></p> <p>The Telford Town Centre Option experiences high positive scores in Locate Housing with Good Accessibility objective, as the option promotes mixed use development including residential in accessible locations. Additionally, the Telford Town Centre Option and the option on Leisure and the Evening and Night-time Economy score high against the objective to Make Travel More Reliable, as the options ensure that all development that generates significant travel is centrally located. The option on Offices will provide range of business units which scores it highly against the Employment Land objective.</p>
<p><b>Telecommunications and Broadband</b></p> <p>This option will provide easier access to training and education through improved access. This helps to achieve the objective in reducing the number of people with difficulties accessing employment, education and training opportunities.</p>

## 10 Conclusion, Recommendations and Next Steps

<b>Transport</b>
The Transport options for Area Travel Plans, Public Transport and Walking and Cycling will encourage more sustainable transport choices and reduce CO <sub>2</sub> . Therefore they score highly against the SA options to make travel more reliable and efficient and to reduce CO <sub>2</sub> emissions.
<b>Urban Design</b>
All the options for Urban Design have a major positive effect on the SA objectives for waste, crime and green infrastructure due to promotion and signposting for these issues.
<b>Waste</b>
The option for waste on Types of Location will experience a major positive effect for the waste SA objective as the option supports new or enhanced waste facilities that will in turn assist in increasing rates of waste recycling and recovery.
<b>Water</b>
The water option on Flood Risk is anticipated to have a major positive effect against the climate change adaptation objective and the flood risk objective, as adaptation and reduction measures are proposed.
The water option on SuDS is anticipated to have a major positive effect against the flood risk objective.
The water option on Water Supply will have a positive effect against the SA objective of water demand, as the measures proposed help tackle the causes of water supply and capacity.

**10.15** A number of moderate and minor potential negative effects have been identified at this stage. These are summarised below:

### Sustainability Disadvantages

<b>Climate Change and Energy</b>
The option on the Criteria for Assessing Renewable and Low Carbon Energy Schemes is anticipated to score negatively against CO <sub>2</sub> emissions as the use of a criterion to assess applications may have the effect of reducing the level of renewable energy generation that otherwise may be achievable. Therefore the ability of the Borough to reduce greenhouse gas emissions may be limited.
<b>Economic Development</b>
The policy option on Attracting and Supporting Business Growth ('Focus on our existing strengths by prioritising the growth and development of our existing traditional large scale manufacturing and production businesses, including protecting sites for these industries' (alternative approach)) is anticipated to result in a minor negative effect against the retention of well-educated people.

# 10 Conclusion, Recommendations and Next Steps

The policy option Locating Economic Development in Telford (Prioritise development within the established employment parks and industrial areas of Donnington Wood, Hadley Park, Halesfield, and Hortonwood) is anticipated to result in a minor negative effect against locating housing with good accessibility, as focusing on employment parks could mean housing and employment are not as well integrated as they could be. This policy option also results in a minor negative against flood risk, as Hortonwood and Halesfield have small areas of Strategic Flood Risk Assessment flood zones.

The policy option Locating Economic Development in Telford ('Identify opportunities for economic development within or close to existing or new centres and Targeted Intervention Areas') results in a minor negative effect against the SA objective of employment land, as only the town centre has an identified supply of employment land.

The policy option Locating Economic Development in Rural Area ('Prioritise economic development on the larger brownfield sites) is anticipated to be minor negative against CO2 emissions as individuals that do not live locally will have to travel to the sites.

The policy option Locating Economic Development in Rural Area (Continue the current strategy of prioritising new development within or adjoining key rural villages) is anticipated to be minor negative against people accessing employment, education and training as there is a limited supply of sites in rural area which may make it harder to generate new jobs. This option is also anticipated to be a moderate negative against employment land as there are limited sites identified to meet needs. Lastly, this option is anticipated to be a minor negative against CO2 emissions as individuals would have to travel to the site.

## Housing

The policy option Rural Affordable Housing results in a minor negative against locate housing in areas with good accessibility, make travel more efficient and reliable and CO2 emissions as the option leads to significant new housing in locations not easy to access other than by car. Additionally, the option results in a minor negative against the landscape objective due to the scale or location of development.

## Minerals

The policy option Allocate land for sand and gravel extraction in Shropshire results in a minor negative against accessing employment, training and education, to make travel more reliable and efficient and employment opportunities that the travel to work area is able to provide. This is because there may be some employment generated from sand and gravel extraction. Allocation in Shropshire will reduce access to these opportunities. A minor negative is also scored against aggregates as secondary aggregates are not covered by this option.

The Policy option Allocate land within Telford & Wrekin (no specific site) results in a moderate negative effect against the aggregate objective as secondary aggregates are not covered by the option. This option also has a moderate negative effect against the landscape objective as any extraction will have an impact on the landscape. Lastly, this option scores minor negative against the flood risk objective.

## 10 Conclusion, Recommendations and Next Steps

The Policy option Concentrate crushed rock extraction at Leaton Quarry results in a moderate negative effect against the aggregate objective as secondary objectives are not covered. A moderate negative is also scored against the landscape objective as any extraction will have an impact on the landscape. In regards to the flood risk objective the policy option scores a minor negative.

The Policy option Minerals Safeguarding Areas scores as a minor negative effect against the Weald area objective as areas of the Weald Moors could be safeguarded for mineral extraction.

### **Pollution and Land Instability**

The policy option on Pollution scores as a minor negative effect against the objective of employment land as the option offers slight constraints on where to develop. This option also scores a minor negative effect against the SA objective for the supply and affordability of accommodation as mitigating constraints could increase costs.

### **Tourism**

The policy option on Tourism: 'Prioritise the growth and development of tourism in other parts of the borough that are currently less well developed for the visitor economy, including Madeley, Newport, Wellington and rural villages' scores a minor negative effect against the SA objective to retain well-educated members as business tourism is dispersed across the borough it could result in a weaker offer. Additionally, it scores a minor negative against Weald area objective as dispersed development may impact the Weald Moors.

### **Transport**

The policy option on parking scores a minor negative effect against the SA objective on employment land as the option may make employment land less attractive with restricted parking conditions. The option also scores a minor negative on reducing the number of people accessing training, employment, education. The policy will need to ensure employment opportunities are well served by alternative means of transport. Lastly, the option scores a minor negative against the option to do with regeneration and economic development initiatives as there is the potential for isolation for certain groups in regards to access.

The policy option on Road Network scores a minor negative effect against the SA objectives to locate housing with good accessibility and to make travel more reliable and efficient as increased access by car can be a beneficial thing in isolated areas, but this should be combined with better access by public transport to ensure new developments are sustainable. This option also scores a minor negative against the SA objective employment opportunities that the travel to work area is able to provide as there is potential for increased inward and outward commuting. All this results in a minor negative score for CO2 emissions.

**10.16** The SA has concluded that the policy options will have a range of potential positive effects on a number of Sustainable Economic Development, Resource Management & Material Assets, Sustainable Communities and Environmental Sustainability objectives. Although there are a similar number of potential negative effects, the SA has not identified any major negative effects.

# 10 Conclusion, Recommendations and Next Steps

## Recommendations for Mitigation and Enhancement

**10.17** The assessment of the Policy Options has resulted in the development of a series of recommendations, whose purpose is to maximise beneficial effects and minimise adverse effects of any impacts.

**10.18** Mitigations and improvement measures listed in the table below are recommendations only. Some measures, whilst they might already be mentioned, will need more clarity or more emphasis added to them. The Council will determine their implementation as part of the draft Plan stage.

**10.19** Uncertain effects or minor / moderate negative effects may be avoided, mitigated or reduced by:

- Development of the detail of the other policy options. It is often the case that effects will be mitigated by other policy options. At present these policy options are relatively high level. It is felt that many of the identified uncertainties and minor and moderate negative effects will be removed through more detailed policies at the draft plan stage;
- Project level design, mitigation and best practise construction should help to reduce development associated uncertainties and negative effects;
- Finally, the situation should be monitored over time in case the situation changes.

## Mitigation Measures

Policy Area	Policy Option	Draft Plan Mitigation Measures
Economic Development	Locating Economic Development in Telford - 'Prioritise development within the established employment parks and industrial areas of Donnington Wood, Hadley Park, Halesfield, and Hortonwood'	Must ensure adequate sustainable transport links.
Retail and Town Centres	Hierarchy of Centres	Ensure hierarchy promotes as well as conserves centres, in terms of creating attractive centres with good design, green space and good transport links.
Retail and Town Centres	Telford Town Centre	Ensure concentration on town centre does not have negative impacts on other centres, such as district centres and borough towns. Ensure more robust environmental standards are promoted.
Retail and Town Centres	Leisure and the Evening and Night-Time Economy	Ensure policy also allows and promotes for mix of uses including residential. Opportunity to promote water sensitive urban design, better design and environmental standards. Add

## 10 Conclusion, Recommendations and Next Steps

Policy Area	Policy Option	Draft Plan Mitigation Measures
		additional criteria regarding preference for previously developed land.
Retail and Town Centres	Offices	Ensure policy locates residential development close to office development. Opportunity to create quality office environments with good environmental characteristics.
Tourism & Culture	'Prioritise the growth and development of our existing major tourism assets such as the Ironbridge Gorge, The Wrekin and Telford Town Park for leisure tourism, and Southwater/Telford International Centre for business tourism'	Add recognition of green infrastructure as a tourism asset.
Tourism & Culture	'Prioritise the growth and development of tourism in other parts of the borough that are currently less well developed for the visitor economy, including Madeley, Newport, Wellington and rural villages'	Add recognition of green infrastructure as a tourism asset.
Housing	Rural affordable housing	Control impact of new rural housing on sensitive landscapes and by better provision of good local services, employment & public transport.
Housing	Alternative option: Traveller site proposals	Add additional criteria regarding preference for previously developed land, avoiding sensitive landscapes and ensuring access to utilities.
Minerals	Allocate land for sand and gravel extraction in Shropshire	Include reference to maximising the use of secondary aggregates.
Minerals	Allocate land within Telford & Wrekin (no specific site)	<p>Include reference to maximising the use of secondary aggregates</p> <p>-If this option is pursued, the potential impacts of allocating specific sites should be assessed and appropriate safeguards should be incorporated.</p>

# 10 Conclusion, Recommendations and Next Steps

<b>Policy Area</b>	<b>Policy Option</b>	<b>Draft Plan Mitigation Measures</b>
Minerals	Concentrate crushed rock extraction at Leaton Quarry	<p>Include reference to maximising the use of secondary aggregates</p> <p>Ensure draft plan policy wording clarifies the potential of Leaton Quarry to expand</p> <p>-Include appropriate safeguards for the protection and enhancement of environmental assets.</p>
Minerals	Allocate land for further extraction within Telford & Wrekin (no specific site)	<p>Include reference to maximising the use of secondary aggregates</p> <p>-If this option is pursued, the potential impacts of allocating specific sites should be assessed and appropriate safeguards should be incorporated</p>
Minerals	Local policy to ensure no adverse environmental effects from other mineral extraction	<p>-Set out the detail of the criteria to be used if this policy approach is to be pursued.</p> <p>Incorporate reference to no extraction of peat from the Weald Moors in the policy option.</p>
Minerals	Minerals Safeguarding Areas	<p>The policy option should clarify that the Weald Moors are to be safeguarded for peat extraction.</p> <p>Provide detail to enable a more robust appraisal against the environmental objectives.</p>
Transport	Area Travel Plans	Ensure travel plans promote and link with other policies to increase their affect.
Transport	Public Transport	Ensure that different forms of public transport are required.
Transport	Walking and cycling	Ensure that walking and cycling provision is improved for both new and existing developments and for all types of land use.
Transport	Parking	Ensure policy links with improving access with other forms of transport. Ensure employment opportunities are not restricted by parking controls.

## 10 Conclusion, Recommendations and Next Steps

Policy Area	Policy Option	Draft Plan Mitigation Measures
Transport	Road Network	Any improvements to the road network must be complemented by improvements in public transport provision.
Water	Flood Risk	There is the potential for the policies to go above and beyond with greater emphasis and detail placed on water sensitive urban design, green infrastructure and overall improvement of the attractiveness of the Borough.
Water	SuDS	Place greater emphasis and detail on water sensitive urban design, and expanding upon the links between both blue and green infrastructure.
Water	Water supply	This greater level of detail will need to be explored further at Outline Water Cycle stage.
Urban Design	Provide urban policies within each section and policy area in the local plan	Scope for further improvement by embedding sustainable urban design within the vision and throughout the plan, using urban design to achieve sustainable connections between policy areas, by making more explicit links with sustainable design, adopting water sensitive urban design and health and by adopting sustainable design standards.
Urban Design	Provide a number of urban policies in one section covering all subjects	Scope for further improvement by embedding sustainable urban design within the vision and throughout the plan, using urban design to achieve sustainable connections between policy areas, by making more explicit links with sustainable design, adopting water sensitive urban design and health and by adopting sustainable design standards.
Urban Design	Provide two primary urban design policies supported by a comprehensive Supplementary Planning Document produced in parallel with the local plan	Scope for further improvement by embedding sustainable urban design within the vision and throughout the plan, using urban design to achieve sustainable connections between policy areas, by making more explicit links with sustainable design, adopting water sensitive urban design and health and by adopting sustainable design standards.
Green Infrastructure and Natural Environment	Green Infrastructure and Natural Environment	Make more reference to climate change

# 10 Conclusion, Recommendations and Next Steps

Policy Area	Policy Option	Draft Plan Mitigation Measures
Built Heritage	Listed Buildings	Need to link with the Green Infrastructure section.
Built Heritage	Conservation Areas	Need to link with the Green Infrastructure section
Built Heritage	World Heritage Site	Need to link with the Green Infrastructure section
Pollution and Land Instability	Pollution	Need to link with the water section

## Monitoring

**10.20** Monitoring is an important part of SA; it ensures that the process is ongoing and does not end once the Local Plan has been adopted. Monitoring will enable Telford & Wrekin Council to determine whether the implementation of the options is working towards the achievement of the SA Objectives.

**10.21** The baseline information also identified a set of indicators that can be used for monitoring purposes. The baseline information is available in the draft SA Scoping Report.

## The Next Steps - SA and SEA

**10.22** The SA being carried out on the Local Plan incorporates an SEA to cover the likely significant environmental effects of the plan. It will evaluate the predicted effects of the plan, including the alternatives identified. With regard to the requirements of the SEA Directive, no significant environmental effects have been identified at this point.

**10.23** It should be noted at this early stage that the Strategy & Options document sets out proposals for consideration in the production of the draft Local Plan. These have been the subject of the SA which has indicated potential sustainability impacts and how they can be avoided or mitigated, if negative and maximised if positive. Given the iterative nature of this process, the findings will be used to inform subsequent more detailed stages including further development of the spatial distribution and policies into a draft Local Plan.

**10.24** The Council will publish the Strategy & Options document for consultation for just over 6 weeks, will consult the Environmental Bodies on this draft SA Report and publish it on the Council website. Following the Strategy & Options consultation, the Council will consider the responses and prepare the Draft Local Plan. This will include a processes of refining the preferred options and the alternative options, providing further detail to enabling assessment of the effects of these on the environment. An "Environmental Report" will then be published alongside the completed Draft Local Plan.

**10.25** The Council will then consult on the Draft Local Plan and the Environmental Report to give the Environmental Bodies and the public the opportunity to express their opinions on the findings of the Environmental Report and to use it as a reference point in commenting on the plan or programme, prior to the formal submission of the plan for examination.

# 10 Conclusion, Recommendations and Next Steps