



TELFORD & WREKIN LOCAL PLAN SUBMISSION VERSION

**INTEGRATED APPRAISAL
(Sustainability Appraisal; Strategic
Environmental Assessment; Health Impact
Assessment & Equality Impact
Assessment)**

APPENDICES

June 2016

enfusion



Appendix I: Statement on Compliance with SEA Directive & Regulations

The EU SEA Directive¹ (Annex 1) requires certain information to be provided in the Environmental Report. This requirement is implemented into UK legislation through the SEA Regulations (2004)². This is Appendix I of the Integrated Appraisal Report that constitutes the Environmental Report as required by the SEA Directive and the UK SEA Regulations.

This Appendix I sets out how the requirements for SEA have been met and signposts where this information is found in the Integrated Appraisal Report (May 2016) - and in accordance with paragraph 165 of the National Planning Policy Framework (2012)³.

SEA Directive & Regulation Requirements	SA Report Section	Summary of Contents
<ul style="list-style-type: none"> An outline of the contents, main objectives of the plan and relationship with other relevant plans 	Section 1 Introduction	<ul style="list-style-type: none"> Sets out the vision and main objectives of the Draft Local Plan
	Section 3 Context & Baseline	<ul style="list-style-type: none"> Summarises the relationship with other plans and references the detailed review provided in the Final SA Scoping Report (2013); and updated in 2015 (Appendix III).
<ul style="list-style-type: none"> The relevant aspects of the current state of the environment and the likely evolution thereof without the implementation of the plan 	Section 3 Context & Baseline	<ul style="list-style-type: none"> Summarises the relevant baseline conditions for sustainability (including the state of relevant environmental aspects) in the plan area. The information is set out in more detail in the Final SA Scoping Report (2013) and baseline information was updated in 2015 (Appendix II).
<ul style="list-style-type: none"> The environmental characteristics of the area likely to be affected 	Section 3 Context & Baseline	<ul style="list-style-type: none"> Summarised in Section 3 of Main IA Report; where relevant and available this information is also detailed in the Final SA Scoping Report (2013) and Appendix II of the IA Report.

¹ <http://ec.europa.eu/environment/eia/sea-legalcontext.htm>

² <http://www.parliament.uk/documents/post/postpn223.pdf>

³ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

SEA Directive & Regulation Requirements	SA Report Section	Summary of Contents
<ul style="list-style-type: none"> Any existing environmental problems which are relevant to the plan including, in particular, those relation to any areas of a particular environmental importance 	Section 3 Context & Baseline	<ul style="list-style-type: none"> Summarises existing sustainability problems (including environmental problems) for the plan area; and updated in 2015 (Appendix II).
<ul style="list-style-type: none"> The environmental protection objectives relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation 	Section 2 SA Methods Section 3 Context & Baseline	<ul style="list-style-type: none"> Refers to the Final SA Scoping Report (2013) which provides the summary of objectives for sustainability in the plan area (including environmental objectives) and the implications of these objectives for the plan; updated in 2015 (Appendix III) & objectives for sustainable development still valid and relevant.
<ul style="list-style-type: none"> 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 heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects 	Section 2 SA Methods Table 2.1 & 2.6 Section 5	<ul style="list-style-type: none"> Presents the IA Framework of objectives that covers all the issues set out in the Directive.
	Sections 4 to 5 & Appendices IV to VIII	<ul style="list-style-type: none"> Summarises the likely significant effects of implementing the Draft Local Plan (including environmental effects) and alternatives with details provided in the appendices. The findings of the IA of the Plan as a whole (including policies and preferred site allocations) is presented in Section 5. The appraisal is structured according to a number of key topics that are linked to issues set out in the SEA Directive. Where possible, an indication is given of whether the effect is likely to be cumulative, short, medium and long term

SEA Directive & Regulation Requirements	SA Report Section	Summary of Contents
<ul style="list-style-type: none"> The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan 	Sections 4 to 5 & Appendices IV to VIII	<ul style="list-style-type: none"> Where potential significant negative effects are predicted the IA has sought to provide suggestions for mitigation possibilities. These are provided in the appraisal matrices (appendices) and summarised in Sections 4 & 5.
<ul style="list-style-type: none"> An outline of 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 4 Appendix IX	<ul style="list-style-type: none"> Alternatives have been considered and appraised at various stages through the development of the Local Plan. The findings of the IA and the reasons for selection of alternatives are provided in Section 4 and Appendix IX.
	Sections 2 & 3 Methods & Context, Baseline	<ul style="list-style-type: none"> Outlines how the assessment was undertaken – the appraisal methodology and difficulties encountered in compiling information are noted.
<ul style="list-style-type: none"> A description of the measures envisaged concerning monitoring 	Section 6	<ul style="list-style-type: none"> Provides measures proposed for monitoring the sustainability (and environmental) effects of the implementation of the Local Plan.
<ul style="list-style-type: none"> A non-technical summary of the information provided under the above headings 	Report preface (available separately)	<ul style="list-style-type: none"> Provides a non-technical summary.

Appendix II: Updated Baseline Information

This updated baseline information builds on the work presented in Parts B to F in the Final SA Scoping Report (June 2013).

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EMPLOYMENT**Baseline Conditions**

- 1.1 This section provides a review of the baseline employment conditions for Telford & Wrekin before considering the situation in Telford, Newport and the Rural Areas.

Authority-wide

- 1.2 Telford & Wrekin is home to approx. 168,000 people¹ and 4,500 businesses, in 5,650 business units providing 81,000 jobs. The focus of economic activity is the former New Town of Telford with a population of 139,000 or 86% of the total.
- 1.3 Some 79,200 of the population are economically active, slightly below both the regional and national averages. A total of 66,800 (63.5%) are employees, 19,700 (24.9%) are in part-time employment and 6,300 (6%) are self-employed².
- 1.4 Telford has one of the fastest growing populations of any district in the region; since 1991 it has grown by around 19% with 26,706 extra people. Telford & Wrekin has a higher proportion of younger people than the regional average and, at present, smaller percentages in the higher age groups³. The working age population of Telford & Wrekin is just over 100,000 or 62% of the total, although this has shown a slight downward trend over the last 5 years, in common with most other parts of the West Midlands⁴. Approximately 36% of the working age population is aged under 35 in 2008 in comparison with 41%-42% for Sandwell, Coventry and Birmingham⁵. Just below 21% (33,400) are below the age of 16, slightly higher than the regional or national averages.
- 1.5 There is a higher level of employment in elementary occupations, higher levels in plant, process and machine operative occupations but lower levels working in professional and associate professional occupations (See Table 1.1). Over the last 5 years, the percentage of managers and senior officials has increased slightly, but there is also a slight downward trend in the percentage of residents in higher levels jobs overall. The emphasis on elementary occupations is consistent with a significant stock of manufacturing businesses.
- 1.6 Telford & Wrekin's 4,500 businesses are spread across a range of industrial and commercial sectors with the business base seeming to be growing faster than elsewhere⁶. Manufacturing is part of the area's heritage and remains strong today; polymer and advanced engineering companies now stand alongside traditional manufacturers.
- 1.7 The service sector is the largest employer in Telford & Wrekin, accounting for 78.1% of all jobs public services accounting for 26.2%⁷. Manufacturing is also important accounting for 18.6%⁸ of employment with vehicles, and the manufacture of metals and non-metallic goods being strong relative to the region (see Table 1.2).

¹ Public Health England (2014) Telford and Wrekin Health Profile 2014 [online] <http://www.apho.org.uk/resource/item.aspx?RID=142221> [accessed February 2015]

² Inspira consulting, 2011: Local Economic Assessment, Supporting Information, Final Draft.

³ Ibid.

⁴ WMRO, 2010: City Region Employment and Skills Assessment Report Charts

⁵ Ibid.

⁶ Telford & Wrekin 2011: Local Economic Assessment

⁷ Office of National Statistics, 2011: NOMIS Official Labour Market Statistics, Employee Jobs (2008)

⁸ Ibid.

- 1.8 In 2010, Telford & Wrekin had the smallest number of VAT/PAYE employers in the West Midlands⁹. While the area did have a greater number with over 5 employees, and those with over 100 employees than for the English and West Midlands averages, most of the employers were small and medium sized businesses with most being in the 0-4 employment size band. Although small and medium sized businesses had the greatest number of closures in 2009 within the West Midlands, Telford & Wrekin had the greatest proportion business start-ups across the region in the 5-9 employee size¹⁰.

Table 1.1: Employment Profile¹¹

Annual Population Survey				
ONS Crown Copyright Reserved [from NOMIS on 28 September 2010]		Apr 09 - Mar 10		
	England	West Midlands	Telford and Wrekin	
% all in employment who are:	percent	percent	number	percent
- 1: managers and senior officials	16.1	14.6	11,000	14.6
- 2: professional occupations	13.8	12.4	8,300	11.1
- 3: associate prof & tech occupations	14.8	13.1	8,800	11.8
- 4: administrative and secretarial occupations	11.2	11.5	8,600	11.4
- 5: skilled trades occupations	10.2	11.1	8,100	10.8
- 6: personal service occupations	8.6	9.6	6,200	8.3
- 7: sales and customer service occupations	7.3	7.1	5,600	7.4
- 8: process, plant and machine operatives	6.6	8.2	8,000	10.6
- 9: elementary occupations	11.0	12.0	10,300	13.8

Table 1.2: Employment by Sector¹²

Employment Sector	T&W %	West Midlands %	GB %
Manufacturing	18.6	13.8	10.2
Construction	2.6	4.9	4.8
Distribution, Hotels Restaurants	23	23.6	23.4
Transport & Communications	3.7	5.8	5.8
Finance, IT, Business Activities	21.7	18.6	22.0
Public Admin, Education, Health	26.2	27.0	27.0
Other Services	3.5	4.6	5.3
Tourism Related *	5.0	7.4	8.2

- 1.9 There are more large businesses than elsewhere in the region. However, while there are nearly 150 inward investors, they are also potentially more mobile. The business sector provides a strong and varied base with above average numbers of companies in growth sectors, a seed bed for the growth of new clusters and potential for a 'green' economy.
- 1.10 Over the period 1996 to 2008, Telford & Wrekin has seen an increase in its Gross Value Added (GVA) of 3.7%, however this is below that for both the West Midlands (4.0%) and England (5.7%). Hence there has been a steady decline relative to the

⁹ Office for National Statistics, 2011: Painting Pictures of Place Series: Local Profiles – Enterprise

¹⁰ Ibid.

¹¹ Telford & Wrekin 2011: Local Economic Assessment

¹² Inspira consulting, 2011: Local Economic Assessment, Supporting Information, Final Draft

region. The dominant public administration sector also reduced from 41% to 22% of GVA between 1996 and 2008³².

- 1.11 The majority of jobs available in Telford & Wrekin are located in Telford, most of which are in the large industrial estate/areas of Hadley, Halesfield, Hortonwood and Stafford Park as well as the MoD at Donnington. Telford Town Centre is the main centre for commercial and professional jobs. Reflecting Telford's New Town origins there is a high level of segregation of uses in the town. Non car access to these mainly peripheral areas is very limited.

Telford

- 1.12 The primary town and focus of economic activity is Telford with a population of over 140,000¹³. Its modern nature is contrasted by a series of 6 traditional market towns across the urban area.
- 1.13 The Evening and Night-Time Economy report for the Central Telford Area Action Plan sets out the following issues to be addressed¹⁴:
- Absence of a town centre with a mix of uses requires a long term view
 - Dispersed nature of individual "experiences" and road layout impedes pedestrian access
- 1.14 A high level of in-commuting occurs into Telford for work which is partly facilitated by the generous provision for motor vehicle traffic that currently exists in the area. This is also reflected by the location of many existing employment areas close to major road intersections on the A5, A442 and M54.

Newport

- 1.15 The labour market statistics for Newport are split by the Office of National Statistics into four ward labour market profiles (Newport East, North, South and West). In the Northern area construction and professional, scientific & technical businesses with each 16.7% of the total number of businesses dominate, while in the southern part of Newport (area 003) retail dominates employment at 17.9% followed by professional scientific and technical at 11.9%. The Telford & Wrekin figure for professional employment reveals that scientific & technical businesses represent 3.1% of all businesses¹⁵.
- 1.16 The central area of Newport has a concentration of service sector jobs. Industrial workplaces are principally concentrated on the eastern edges of the town at Audley Avenue and Springfields Industrial Estate, off Station Road.
- 1.17 Some 62.2% of the total local business units employ less than 4 people. In Newport the figures are 83.3% and 65.7% (southern and northern areas respectively). Not surprisingly the reverse is true in terms of businesses employing 20 or more persons with the Telford & Wrekin figure being 12% and the northern Newport 4.2% and southern Newport 7.5%¹⁶.

¹³ Telford & Wrekin, 2010: Central Area Action Plan February 2010.

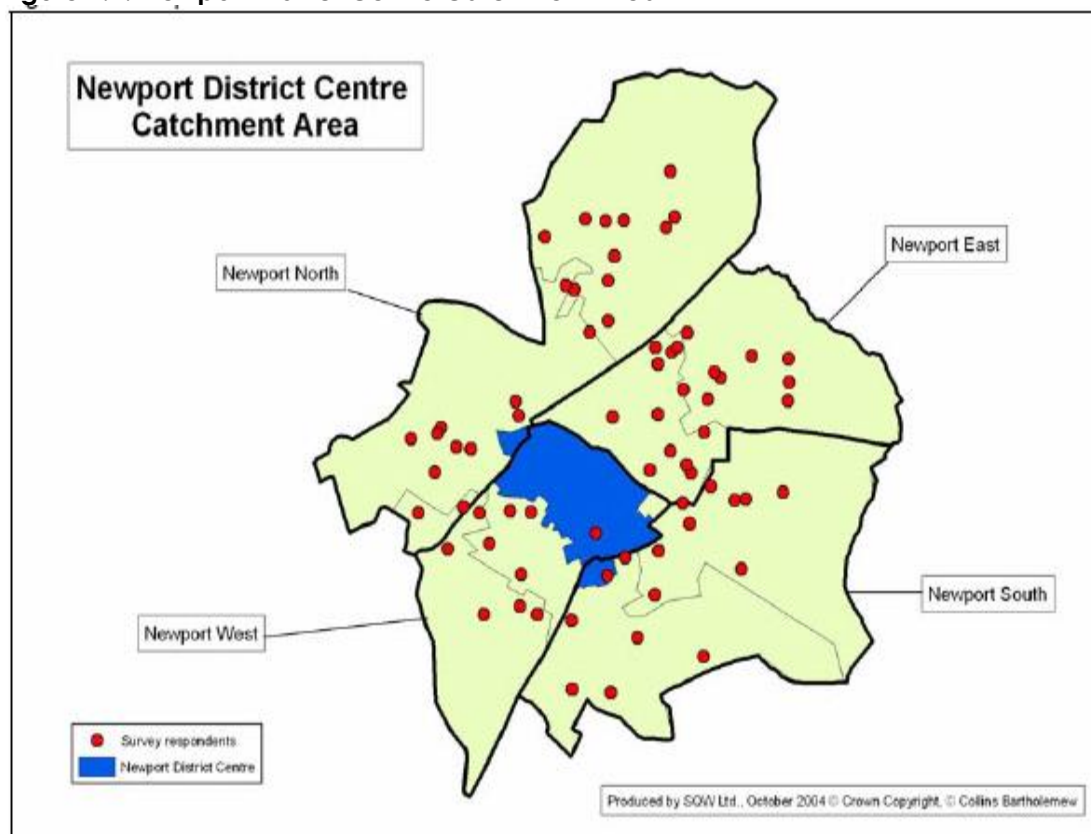
¹⁴ Telford & Wrekin, 2010: The Evening and Night-Time Economy Topic Paper

¹⁵ Office of National Statistics 2011: Telford and Wrekin 001 (Middle Layer Super Output Area) Business: Local Units by Broad Industry Group: Urban/Rural (Mar 2010)

¹⁶ Ibid.

- 1.18 Newport has the highest proportion of people educated to degree level or above in 2005 (the latest year that data is available)¹⁷ (18.6% are graduates, compared to a Telford & Wrekin average of 14.2%). The proportion of graduates rises to almost one quarter of people (aged 16-74) in the Newport North Ward. One quarter of the 16-74 age group do not have any qualifications (for Telford & Wrekin the figure is 31.8%)¹⁸

Figure 1.1: Newport District Centre Catchment Area¹⁹



- 1.19 Economic activity and employment rates in Newport are both well above the Telford & Wrekin average, equalling 69.6% and 64% respectively of the population (aged 16-74)²⁰. Economically active residents are twice as likely to be self-employed in Newport compared to any other District Centre.
- 1.20 Unemployment levels for Newport catchment area are low being:
- Newport East: 2.1%
 - Newport North: 1.5%
 - Newport South: 2.1%
 - Newport West: 2.2%
 - Authority-wide: 4.2%²¹

¹⁷ SQW 2005: Telford District Centres Health Check - Newport

¹⁸ SQW 2005: Telford District Centres Health Check - Newport

¹⁹ Ibid.

²⁰ Nomis: 2011: Official Labour Market Statistics Newport East, Newport South, Newport West, Newport North

²¹ Ibid.

- 1.21 Approximately 30% of the 16-74 age group are economically inactive, almost half of which are retired. Just under 17% of households in the Newport catchment area do not own a car, compared to the Telford & Wrekin average of 22.4%²².
- 1.22 With over 215,000 sq ft of total space in the centre, including 50,000 sq ft business space and approximately 120,000 sq ft retail space, Newport is the second largest district centre in the District Centres study²³.
- 1.23 The presence of Harper Adams University College (higher education) based nearby in Edgmond means that there is a substantial and active student population, which contributes to a lively evening economy. Newport is seen as a “stand alone” community and consequently will not be as influenced by the development proposals for Telford Town Centre as other centres. Also the 2005 District Centre Health Check report²⁴ identified the following that influence commercial activity:
- An increasing tourism focus and potential to develop this further
 - An increase in small business uses and accommodation
 - A continuing strength in convenience retailing as a result of the draw of the supermarket
 - Increase in retail spend – as a result of the above trends

Rural Areas

- 1.24 Two thirds of Telford & Wrekin is rural with 16% of the total population living in the rural areas and the market town of Newport. The rural areas have a sparse population of approximately 24,000 and a population density of 0.7 people per hectare. Beyond Newport there are 13 parishes that make up the rural area.
- 1.25 In 1991, 10.6% of the rural population worked in agriculture, forestry and fishing, by 2001 this had fallen to 6.4% (1.4% authority-wide). Agriculture, forestry and fishing now only makes up 0.9% of the total employment in the borough²⁵. Some 17% of residents in the rural area are self-employed with 13.7% working mainly from home. Unemployment levels are 2.3% below the average for Telford & Wrekin²⁶. In terms of the age distribution of those receiving Job Seekers Allowance as of May 2011, Figure 1.2 indicates that the rural areas experience a higher percentage in those aged 50 and over receiving this benefit. This may reflect a more elderly profile amongst rural communities.
- 1.26 The rural population profile is older than the Telford & Wrekin average, which often means that there is a significant amount of volunteering and involvement within these communities²⁷. However the future implications for this are likely to be an increased demand for services - especially health services, care facilities and public/community transport.

Figure 1.2: Job Seekers Allowance Claimants by Age in the Rural Areas²⁸

²² Ibid.

²³ SQW, 2005: Telford District Centres Health Check - Newport

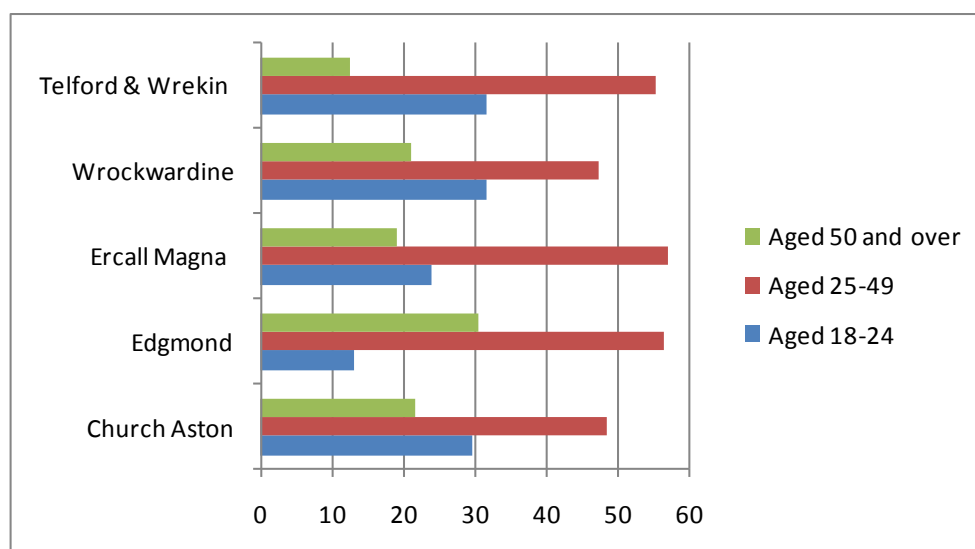
²⁴ Ibid.

²⁵ Telford & Wrekin Council (Dec 2012) 2011 Census Update – Economy and Skills.

²⁶ Telford & Wrekin, 2010: 3rd Local LTP Strategic Environmental Assessment Health Impact Assessment and Habitat Regulations Assessment Environmental Report.

²⁷ Telford & Wrekin, 2009: Rural Plan.

²⁸ NOMIS, 2011: Ward Labour Market Profiles: 00gfnq, 00gfpw, 00gfnz, 00gfnx



1.27 In seeking to establish a sustainable rural economy, the Rural Plan²⁹ identified the following issues:

- **Agriculture** – This is still an important part of the rural community and needs to be supported to enable it to adapt to change;
- **Business and employment** - There are high percentages of small rural businesses in need of business support, access to staff, incubator units to expand to. There are also a large percentage of the rural population who commute to urban areas.
- **Education and skills** – Neighbourhood and Employment Skills Plans for the Rural Areas are being used to identify the particular needs of the rural community.

Future Baseline

Authority-wide

- 1.28 Although the population of Telford & Wrekin is likely to rise, the proportion of working age people may well decline. This is most likely to affect public services since they have a concentration of people over the age of 45.
- 1.29 Tourism and leisure is a sector that is potentially vulnerable to demographic effects as it employs a high proportion of young people. The sector is also dependent on a high level of migrant workers and so is vulnerable if migration flows significantly change.
- 1.30 Current strengths in the manufacture of materials and fabricated metal products may be challenged by increased energy costs and pressures for lean manufacturing and loss of market if products are not re-designed to reduce their carbon footprint.

Telford

- 1.31 Modelling undertaken in 2006 suggests that if forecast housing growth is achieved by 2026, this could expand the population by over 40,000 people and would create

²⁹ Telford & Wrekin, 2009: Rural Plan.

demand for an additional 12,000 jobs³⁰. This figure was calculated on pre-recession figures, so may now need adjustment.

Newport

- 1.32 In the absence of any reports providing projections, it is assumed that the employment situation will remain broadly unchanged.

Rural Areas

- 1.33 The future of the agricultural sector is linked to the Common Agricultural Policy, opportunities associated with bio-crops, the price of energy and fertilisers as well as the impact of climate change. In the absence of research into the rural economy, it is considered that the agricultural sector will continue in its decline as a source of employment.
- 1.34 With increasing travel costs and the gradual introduction of high speed broadband, rural self-employment, often based at home, is likely to continue.

³⁰ Telford & Wrekin, 2011: Local Economic Assessment Supporting Information

EMPLOYMENT LAND

Baseline Conditions

- 1.35 This section provides a review of the baseline employment land conditions for Telford & Wrekin before then considering the situation in Telford, Newport and the rural areas.

Authority-wide

- 1.36 Of the commercial and industrial floor space in Telford & Wrekin in 2008, 32.2% was retail, 28.7% factories, 20.5% offices and 14.2% warehouses. The proportion of floor space assigned to factories and other bulk uses was higher than the West Midlands average. Apart from retail premises the rateable value of some offices and factories were all less than the West Midlands average in 2008³¹.

Telford

- 1.37 Telford Town Centre is perceived as a shopping centre rather than a town centre. It provides a successful modern shopping experience but has little diversity of uses. There is currently no housing or night-time economy and the leisure offer is limited and of variable quality. It lacks the physical form, urban density, connections, range of uses, and vibrancy of a town centre.
- 1.38 The existing Primary Shopping Area does not make efficient use of the land, with the Shopping Centre itself being largely single storey and extensive areas used for surface car parking. The skyline is also unattractive and lacks variety. Essentially the area is not realising its potential to interact and connect with the rest of the Town Centre³².
- 1.39 The five character areas of Central Telford offer different patterns of land use (see Table 1.3).

Table 1.3: Land Use Pattern of Central Telford

- **Telford Town Centre:** Includes: the primary retail area; principal office employment areas are located in and around Ironmasters Way and Telford Square; the northern part of Telford Town Park; and leisure and conference facilities in the Southwater area. It is also the hub of the Council's public transport infrastructure, including the main train and bus stations
- **Old Park:** Contains the substantial out-of-centre Telford Bridge and Telford Forge Retail Parks, office employment uses, secondary educational facilities provided nearby at the Phoenix School, Dawley and the City Technology College at the Thomas Telford School, vacant development sites and an established area of private housing development at Park Lane.
- **Central Park:** Comprises significant office and light industrial employment, mixed woodland, and various vacant sites
- **Malinslee:** An area of housing built in the early years of the New Town with a local retail centre and enhanced primary educational facilities

³¹ ONS, 2011: Painting Pictures of Place Series: Local Profiles, Theme: Enterprise (April 2011)

³² Telford & Wrekin 2010: Central Telford Action Area Plan

provided at Old Park Primary School, and limited opportunities for new development.

- **Hollinswood:** An area of housing built in the early years of the New Town with associated facilities, including Hollinswood Infant & Junior School, and limited opportunities for new development.

- 1.40 Beyond the town centre other land is held by the Homes and Communities Agency.

Newport

- 1.41 There is no information available on the existing employment land provision beyond that of an area allocated in the 2000 Wrekin Local Plan.

Rural Areas

- 1.42 No evidence has been found that would suggest constraints affecting the provision of small business units.

Future Baseline

Authority-wide

- 1.43 No shortage of employment land in Telford & Wrekin was forecast in 2006³³. Indeed, given the layout of Telford & Wrekin a range of substantial development sites exist predominantly in and around Telford. At that time the Employment Land Review forecasts of floor space demand for 2031 indicated under various scenarios that:
- Expansion of B8 warehouses well within current supply suggesting some land could be allocated for other uses.
 - Potential deficit supply of B1a floor space under some scenarios.
 - A decline of manufacturing activities under all scenarios widens the gap between supply and demand for B2 employment.
 - The small surplus of B1c land in 2016 increases by 2031.
 - A significant deficit in B1a employment land compared to current supply in 2031 with increased supply needed before 2020.
 - Primarily requirement is for business and science parks³⁴.

Telford

- 1.44 The Central Telford Action Plan identifies a need for 2,500 homes, 110,000 sq. m office floor space and 65,000 sq. m comparison retail floor space by 2021. It also calls for office employment in Central Park and Old Park and introducing further housing as well as regenerating Hollinswood and Malinslee and improving linkages between these areas and the Town Centre.
- 1.45 The White Young Green Retail and Leisure study (2009) identified a need for an additional indicative 7,875 sq. m gross convenience (food) retail by 2016 and 10,740 sq. m gross convenience retail by 2021. Retail development in out-of-centre locations is to be resisted, to avoid affecting the vitality and viability of Telford Town

³³ Telford First, 2006: Employment Land Review

³⁴ Ibid.

Centre. The Retail Study identified that there was enough capacity in central and edge-of-centre locations to meet retail need over the plan period³⁵.

Newport

- 1.46 The future employment land requirements for Newport are unknown at this stage.

Rural Areas

- 1.47 There is no information available concerning future demand for employment land.

³⁵ Telford & Wrekin, 2010: Telford Town Centre Retail Strategy Paper

HOUSING

Baseline Conditions

- 1.48 This section provides a review of the baseline housing conditions for Telford & Wrekin before then considering the situation in Telford, Newport and the rural areas.

Authority-wide

- 1.49 The New Town estates are in need of revitalisation and refurbishment (particularly in South Telford) as well as a need to maintain, improve and adapt the existing housing stock across the Council area. There are over 17,000 people on housing register and significant shortfall in social and affordable housing exists despite there being a good supply of land.
- 1.50 3,934 new homes were completed between 2006 and 2013 at an average of 562 per annum, which equated to a net gain of 3,638 homes considering losses through demolition. Roughly 23% of these new homes were affordable homes³⁶.
- 1.51 Overall, since April 2006, 87.6% of residential completions have been within 30 minutes of drive time of centres with 52.7% being within 800m of a centre. In 2009/10 80.5% of residential completions have been within 30 minutes of drive time and 31.5% within 800m of a centre³⁷.
- 1.52 In general, Telford has lower property values, higher proportions of social and privately rented housing within the context of lower incomes. By contrast, the rural area has higher property values, more owner occupation and much higher average incomes. Newport falls between the two.
- 1.53 Although Telford & Wrekin has a lower overall proportion, there are still 15,100 dwellings that failed to meet the Decent Homes Standard, with 13,000 of these being within the private sector (Housing Condition Survey, 2008). Some 36.5% of vulnerable households live in the non-decent dwellings.
- 1.54 According to the Housing Strategy for 2010-2013³⁸, an estimated 3,200 households (5%) are in fuel poverty with some 14,900 households (22%) having one or more residents with a disability. Approximately 2.3% of dwellings in Telford & Wrekin are overcrowded.
- 1.55 The Gypsy & Traveller Accommodation Assessment (GTAA)³⁹ notes that there is currently a requirement for 34 residential pitches a transit site and 5 travelling show peoples' plots to 2017.

Telford

- 1.56 Hollinswood and Malinslee presently contain the vast majority of the existing housing stock in Central Telford. Both are large residential estates that contain a predominance of medium to high density terraced housing and flats. Old Park

³⁶ Telford & Wrekin (2014) Strategic Housing Market Assessment [online] http://www.telford.gov.uk/info/20172/planning_policy_and_strategy/541/strategic_housing_market_assessment [accessed February 2015]

³⁷ Telford & Wrekin, 2010: Local Development Framework Annual Monitoring Report

³⁸ Telford & Wrekin, 2010: People and Places, Housing Strategy 2010-2013

³⁹ The Shropshire, Telford and Wrekin, Herefordshire and Powys Gypsy and Traveller Accommodation Assessment (2008)

contains an existing area of housing located along Park Lane that comprises mainly larger detached and semi-detached properties.

- 1.57 Telford is a relatively low value housing market area and there are pockets of higher and lower values within the town. Priorslee, for example, which adjoins Central Telford to the east of the Central Park Character Area, is one of the highest value areas in the town, whilst Hollinswood and most of Malinslee fall within the lowest market value areas.
- 1.58 There is currently an overall surplus of one bedroom affordable houses and flats across Telford & Wrekin while there is a shortfall of other affordable houses or flats with two bedrooms or more, the shortfall being greatest for larger houses of four bedrooms or more⁴⁰.
- 1.59 With regard to provision for gypsies & travellers, there are currently two sites (Ketley Brook Caravan Park, Lawley and Lodge Road Caravan Park, Donnington Wood) that provide a total of 36 residential pitches⁴¹.

Newport

- 1.60 In the 2005 District Centres Health Check for Newport an increase in residential development within the core of the District Centre was reported – representing a change in use for sites from traditional commercial / industrial – and introducing a critical mass of new residents into the heart of the area.
- 1.61 It is understood from the Housing Strategy that there is a shortage of affordable housing in Newport.

Rural Areas

- 1.62 The average house price in the rural area is almost double those of the urban area⁴². It is also known from the 2008 Strategic Housing Land Availability Assessment that there is an average of 5 sites of less than 0.5ha that become available for housing each year.
- 1.63 The local Strategic Housing Market Assessment (SHMA) highlights the high affordability ratios and lack of affordable housing supply in the rural part of Telford & Wrekin. The supply of affordable housing in the rural areas is important in helping to sustain these areas and to provide opportunities for people with close connections to specific rural areas. The Council's planning policies support the provision of small rural 'exception' sites where a housing need has been identified. Rural affordable housing is identified as a commissioning priority in the Local Investment Plan⁴³.
- 1.64 Recent research has shown that the average rural house price is now more than twelve times the average salary of people living in rural areas. The latest Housing Market Assessment for Telford & Wrekin also identifies the rural part of Telford & Wrekin as having the greatest affordability gap⁴⁴.

⁴⁰ Telford & Wrekin, 2010: Central Telford Area Action Plan

⁴¹ CLG, 2010: Gypsy sites provided by Local Authorities and Registered Social Landlords in England

⁴² Telford & Wrekin, 2009: Rural Plan

⁴³ Telford & Wrekin, 2010: People and Places, Housing Strategy for Telford & Wrekin 2010-2013

⁴⁴ Telford & Wrekin, 2011: Rural Round Up Issue 3

Future Baseline**Authority-wide**

- 1.65 There is evidence that the growth in the population in Telford & Wrekin below the age of 15 has been affected by the net inward migration of families as the housing stock has grown. Without the continuing growth of housing stock population projections may change.
- 1.66 A fall in housing-led population growth might mean that the number of children in Telford & Wrekin would begin to fall, despite the general rise in the birth rate to 1.84 children for the average UK born woman⁴⁵. The SHLAA (Second Update 2010) identified the following housing supply figures through to 2021 (see Table 1.4).

Table 1.4: SHLAA Housing Supply Forecasts⁴⁶

Area	2010-11	2011-16	2016-21	2021-26	Total
Telford	9,802	12,478	1,979	0	24,259
Newport	103	182	0	0	285
Rural	1,194	24,324	0	0	25,518
Total	11,099	36,984	1,979	0	50,062

- 1.67 Commissioning priorities identified in the Local Investment Programme (LIP) include:
- Support delivery of strategic housing sites (Lawley, Lightmoor, Telford Millennium Community).
 - Support delivery of other 'stalled sites'.
 - Regeneration of the South Telford Estates.
 - Regeneration of the borough Towns.
 - Delivery of supported and specialist housing including extra care housing in priority areas.
 - Deliver other affordable provision – including Newport and the rural area.
 - Renewal of the existing housing stock.
 - Delivery of other schemes of strategic importance or benefit to Telford & Wrekin.
- 1.68 The most recent Annual Monitoring Report indicates the following housing supply for the period 2013-2018:

Table 1.5: AMR Housing Supply Forecasts⁴⁷

Dwellings under construction	529
Dwellings not started	4145
Windfall allowance	200
Sub-total	4874
Minus 10% for non-implementation	-487
TOTAL SUPPLY	4387

⁴⁵ Telford & Wrekin 2011: Sustainable Community Strategy, Our Future, Consultation Draft.

⁴⁶ Telford & Wrekin Council: 2010: Strategic Housing Land Availability Assessment, Second Update April 2010.

⁴⁷ Telford & Wrekin (2013) Annual Monitoring Report [online]
http://www.telford.gov.uk/info/20172/planning_policy_and_strategy/124/annual_monitoring_report_a_mr [accessed February 2015]

- 1.69 The 2008 Gypsies and Travellers Accommodation Assessment (GTAA) for Telford & Wrekin⁴⁸ considers accommodation sites in terms of:
- Local Authority sites provide permanent residential pitches. Authorised Private sites.
 - Private sites include both family owned sites and larger sites which provide rented pitches, all have planning permission.
 - Long-term unauthorised – these are on both Gypsy owned land and other land that have been in existence for a long time.
- 1.70 The GTAA identified a need for an additional 10 residential pitches up to 2017.

Telford

- 1.71 Out of the 25,000 new homes to be delivered in Telford, 2,580 (or just over 10% of the total) are proposed in the Central Telford Area Action Plan up to 2016.
- 1.72 The Strategic Housing Market Assessment (SHMA, 2009) and the Economic Development Strategy (2005) forecast that in the future there will be more high earners working in Telford & Wrekin, especially in the town centre. Good quality, high density housing in the form of flats and apartments in town centre locations will be needed to accommodate the needs of these growing sectors. Lower density housing for families will be needed in locations further from the town centre.
- 1.73 The 2014 Strategic Housing Market Assessment⁴⁹ projects a gross need of 9,695 new homes in Telford and Wrekin between 2011 and 2031; of which 3,925 should be new affordable homes.

Newport

- 1.74 The 2014 Strategic Housing Market Assessment⁵⁰ projects a gross need of 740 new homes in Newport between 2011 and 2031.

Rural Areas

- 1.75 The 2014 Strategic Housing Market Assessment⁵¹ projects a gross need of 8,389 new homes in the Telford sub-area between 2011 and 2031.

⁴⁸ Centre for Urban and Regional Studies University of Birmingham (July 2008). Gypsy & Traveller Accommodation Assessment Shropshire, Herefordshire, Telford & Wrekin and Powys (revised final report July 2008 with amended pitch figures for Herefordshire).

⁴⁹ Telford & Wrekin (2014) Strategic Housing Market Assessment [online] http://www.telford.gov.uk/info/20172/planning_policy_and_strategy/541/strategic_housing_market_assessment [accessed February 2015]

⁵⁰ Ibid.

⁵¹ Ibid.

LOCAL RETAIL FACILITIES

Baseline Conditions

- 1.76 The baseline condition for local retail facilities are discussed in this section.

Telford

- 1.77 Telford Town Centre comprises a privately-owned shopping mall containing 16 shops, also banks, restaurants and cafes, and nearly 5000 parking spaces for cars.
- 1.78 Within Telford, there are District Centres at Dawley, Donnington, Hadley, Madeley, Oakengates and Wellington with Local Centres serving their immediate neighbourhoods. These centres have experienced varying fortunes reflecting market trends and changing consumer practices. Wellington has an established Regeneration Partnership funded by the Market Towns Initiative sponsored by the former Advantage West Midlands (AWM).
- 1.79 Several out-of-centre retail warehouse developments exist in Telford, including Telford Bridge Retail Park, Telford Forge Retail Park, and Wellington Retail Park, M54 Junction 6.

Newport

- 1.80 Newport market town serves a catchment that includes its rural hinterland. Its range of goods and services reflect the needs of the town and its hinterland, including the student population of Harper Adams University College. Mere Park is an out-of-centre development to the east of the town. Newport also has an established Regeneration Partnership⁵².

Rural Areas

- 1.81 Retail provision in the rural area outside Newport and Telford is limited, both in quantity and range. High Ercall, Tibberton and Waters Upton are the service centres outside Telford and Newport that serve the rural areas.

Future Baseline

Authority-wide

- 1.82 The latest retail and leisure study⁵³ recommends the following hierarchy of centres going forward:
- Level 1: Principal Town Centre of Telford
 - Level 2: Town Centres of Newport and Wellington
 - Level 3: Centres of Dawley, Donnington, Hadley, Madeley and Oakengates
 - Level 4: Local Centres

⁵² Telford & Wrekin, 2007: Core Strategy Development Plan Document Adopted December 2007

⁵³ Telford & Wrekin (2014) Retail and Leisure Study 2014 [online]

http://www.telford.gov.uk/downloads/file/1491/retail_and_leisure_study_2014 [accessed February 2014]

- 1.83 The study shows that there is a significant reduction from the identified 2009 need for sales floor space. The minimum net sales floor space requirement for the Telford Urban Area at 2031 ranges from circa 24,900sq.m to circa 33,300sq.m. Whilst the level of need and the likely timescale involved suggests that previous policies are somewhat outdated (including the identified need in the Central Telford Area Action Plan), the principle of focussing future growth in central Telford remains valid.

Telford

- 1.84 In the future, Telford will be the focus of Telford & Wrekin's spatial development accommodating the majority of opportunities of employment and services. It is perceived that Telford will continue to provide inward investment and employment.
- 1.85 The anticipated growth in population is expected to see an increase in demand for retail outlets/floor space generated within the Central Telford area. In acting as a service centre for the sub-region, the Central Telford area will accommodate the highest concentration and widest range of retail, recreational and leisure uses, and office development, locally.

Newport

- 1.86 Future development in Newport will aid its economic and commercial regeneration. The Core Strategy aims to achieve a sustainable economy based on the appropriate balance between the quantity and type of employment opportunities available in the town⁵⁴.
- 1.87 Development associated with promoting the town as a visitor destination, including the reinstatement of the Shrewsbury-Newport Canals, is anticipated where this demonstrates a direct benefit to the economy of the town and the sustainability of its central area.

Rural Areas

- 1.88 While being protected from development proposals and supported through the concentration of new houses on key settlements through the current Core Strategy, the existing rural retail offer will be subject to economic forces. As such the future baseline is consequently unclear.

⁵⁴ Telford & Wrekin, 2007: Core Strategy Development Plan Document Adopted December 2007

WASTE

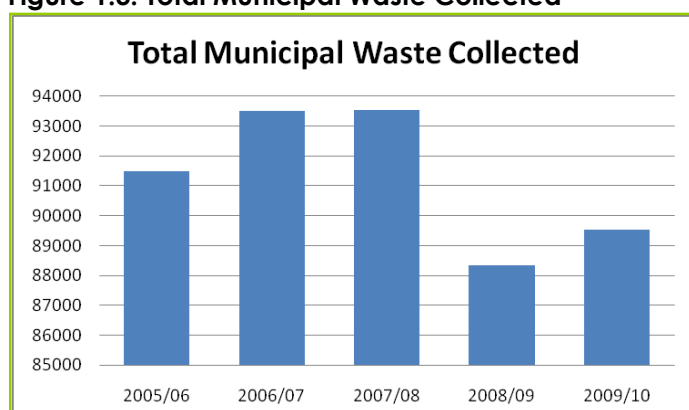
Baseline Conditions

- 1.89 This section provides a review of the baseline waste conditions for Telford & Wrekin before then considering the situation in Telford, Newport and the rural areas.

Authority-wide

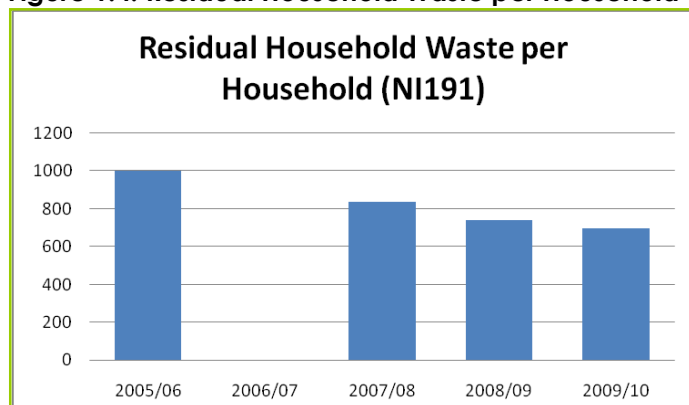
- 1.90 About 1 million tonnes of controlled wastes are generated each year in Telford & Wrekin⁵⁵. Municipal waste represents just 10% of this (90,000 tonnes) and this has declined (See Figure 1.3) over the last 5 years. The remaining 90% is generated through development (construction & demolition waste) and through production of goods and services (industrial, commercial & hazardous wastes).

Figure 1.3: Total Municipal Waste Collected⁵⁶



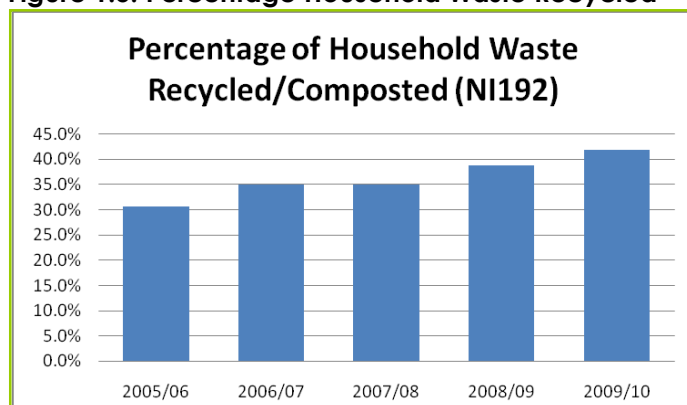
- 1.91 Over the period 2005/6 to 2009/10 there has been a reduction in the amount of waste generated by each household and an increasing percentage of waste recycled (see Figures 1.4 and 1.5).

Figure 1.4: Residual Household Waste per Household



⁵⁵ Telford & Wrekin, 2005: From Waste to Resource, Municipal Waste Strategy 2005-2021.

⁵⁶ Defra, 2011: Local Authority Collected Waste for England – Annual Statistics as Source Data for the Graphs. <http://www.defra.gov.uk/statistics/environment/waste/wrfg23-wrmsannual/>

Figure 1.5: Percentage Household Waste Recycled

- 1.92 Most waste destined for landfill is managed locally, though some, and most hazardous waste, is managed within the West Midlands Region⁵⁷.
- 1.93 Residual waste is destined for the Granville landfill site on the eastern boundary of Telford & Wrekin which can accommodate waste until 2020. Wastes are also sent to the Candles landfill site which has approximately 2 years remaining capacity.
- 1.94 Through the Landfill Allowance Trading Scheme (LATS) based the cost of landfill is estimated to be £4.0m in 2010⁵⁸. LATS ends after the 2012/13 financial year as announced in the Government Review of Waste Policy in England 2011. The Councils Landfill Allowances remain but Government feel that Landfill Tax is the more effective driver. Landfill Tax affects all waste going to landfill while LATS was just biodegradable waste. The cost of Landfill Tax is due to increase from £48 per tonne in 2010/11, to £56 per tonne in 11/12, and will be £80 per tonne in 2014/15.
- 1.95 The EU Landfill Directive requires a reduction in the amount of Biodegradable Municipal Waste (BMW) disposed of to landfill. The BMW reduction targets established by the Landfill Directive are, for the UK:
- By 2010 to reduce the amount of BMW going to landfill to 75% of that produced in 1995;
 - By 2013 to reduce the amount of BMW going to landfill to 50% of that produced in 1995;
 - By 2020 to reduce the amount of BMW going to landfill to 35% of that produced in 1995.
- 1.96 The proportion of waste being sent to landfill has been reduced over the last 5 years (See Figure 1.6). In 2003/04, 85.8% the waste sent to landfill⁵⁹.
- 1.97 Across England proportion the household waste recycled, composted or reused has increased to 40.3 per cent between October 2009 and September 2010. The 2009/10 figures for the Telford & Wrekin show that 41% of household waste was recycled with 59% sent to landfill⁶⁰. While the Council is slightly ahead of the national average, nearby Staffordshire Moorlands performed the best in the country

⁵⁷ Telford & Wrekin, 2005: From Waste to Resource, Municipal Waste Strategy 2005-2021.

⁵⁸ Telford & Wrekin, 2005: From Waste to Resource, Municipal Waste Strategy 2005-2021.

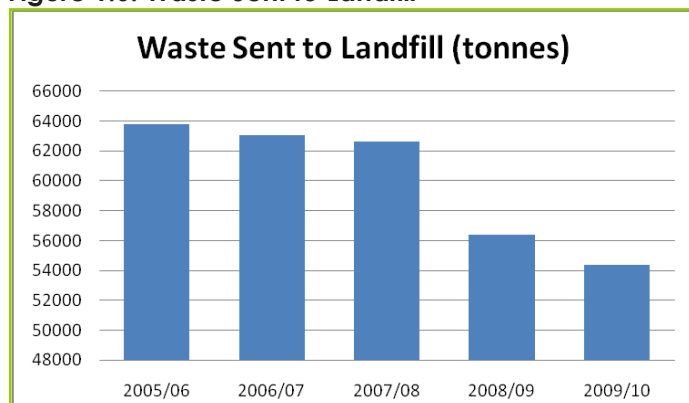
⁵⁹ Telford & Wrekin, 2005: From Waste to Resource, Municipal Waste Strategy 2005-2021

⁶⁰ Defra, 2011: Local Authority collected waste for England – annual statistics

<http://www.defra.gov.uk/statistics/environment/waste/wrfg23-wrmsannual/>

with nearly 62% of household waste sent for reuse, recycling or composting in 2009/10.

Figure 1.6: Waste Sent to Landfill



Telford

- 1.98 In addition to the context provided above, Telford being a centre for commercial and industrial activity exhibits the following additional characteristics:
- Absence of storage area for segregated waste materials results in businesses paying unnecessary landfill costs particularly in the town centre and at Ironbridge.
 - Access problems for both waste collection vehicles and street cleaning equipment.
 - Fast food outlets generating both food and cardboard wastes in the town centre and the Gorge area.

Newport

- 1.99 There is no information currently available on waste issues for Newport.

Rural Areas

- 1.100 There is no information currently available on waste issues for the rural areas.

Future Baseline

Authority-wide

- 1.101 The Municipal Waste Management Plan⁶¹ indicated that the quantity of biodegradable waste to be disposed in a landfill would increase to 61,519 tonnes in 2019-2020. There is no capacity constraint to the quantity of waste that can be sent to landfill sites.

Telford

- 1.102 With the intent of delivering a night time economy to the centre of Telford so the nature of the wastes will change and pose new collection and recycling opportunities. Also, the increasing use of anaerobic digestion technology is creating

⁶¹ Telford & Wrekin, 2005: Municipal Waste Management Strategy 2005-2021, From Waste to Resource.

a market for food waste collected separately at a reduced cost compared to landfill.

Newport

- 1.103 There is no information currently available on waste issues for Newport.

Rural Areas

- 1.104 There is no information currently available on waste issues for the rural areas.

MINERAL RESOURCES

Baseline Conditions

- 1.105 There is currently no sand & gravel working in Telford & Wrekin, although a single site produces crushed rock. The Shropshire Core Strategy⁶² advises that sufficient crushed rock aggregate resources exist from permitted sites, but that additional sand & gravel resources may be required up to 2026 to provide for flexibility and local competition.

Future Baseline

- 1.106 As shallow coal measures are recorded in the Central Telford area, including Old Park and Malinslee character areas, development proposals should consider land stability and surface hazards resulting from past mining operations. Development in these areas could also lead to the sterilisation of the mineral resource. Consideration should be given to the extraction of any remnant shallow coal prior to development taking place, which would also enable the land to be stabilised and treated rather than the less sustainable option of attempting to fill any voids⁶³. There are no current proposals for mineral extraction.

⁶² Shropshire Council, 2011: Adopted Core Strategy

⁶³ Telford & Wrekin, 2010: Central Telford Area Action plan

ENERGY

Baseline Conditions

- 1.107 This section provides a review of the baseline situation concerning energy consumption and fuel poverty conditions across Telford & Wrekin before then considering the situation in Telford, Newport and the rural areas.

Authority-wide

- 1.108 Over the period 2005 to 2009 there has been reduction in the amount of domestic energy and gas consumed across the Telford & Wrekin (see Figure 1.7). In 2009 the average domestic electricity consumption was 3,992kWh⁶⁴ a reduction from the 4,352 kWh consumed in 2002. The average domestic gas consumption in 2009 was 14,175 kWh down from the 19,037 kWh consumed in 2002.

Figure 1.7: Electricity & Gas Carbon Dioxide Emissions⁶⁵



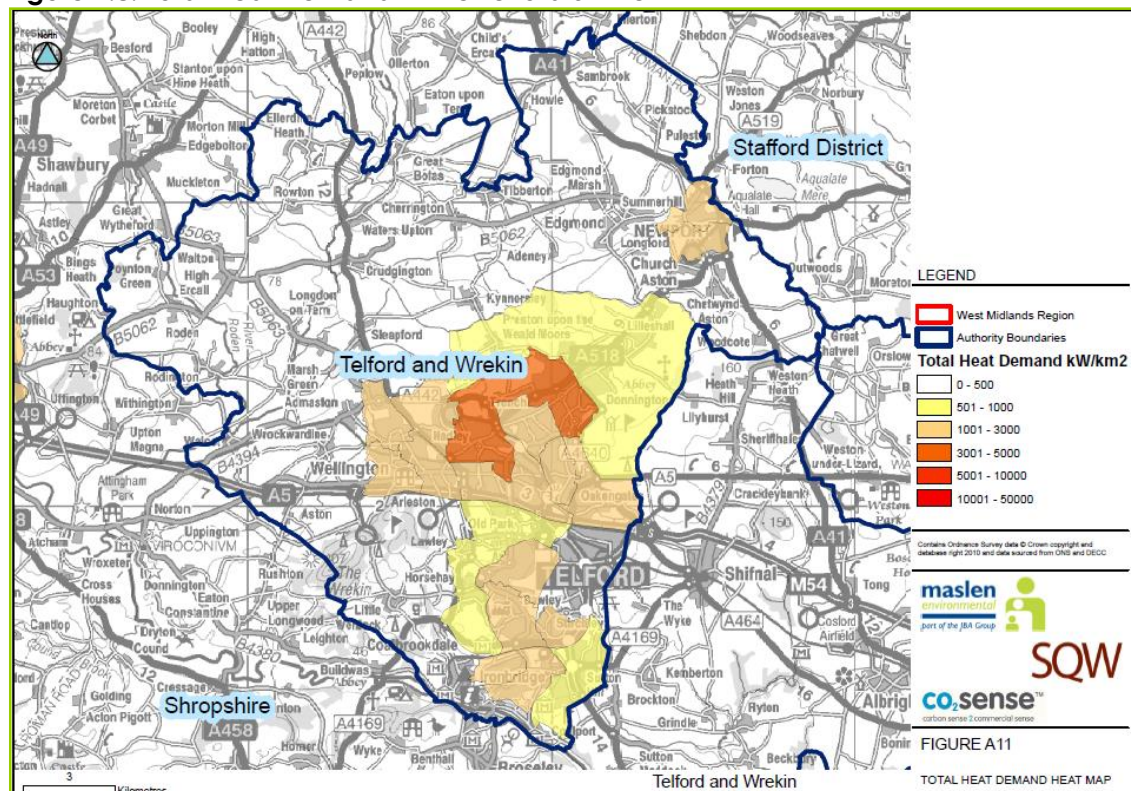
- 1.109 The physical electricity supply cable network is insufficient to enable some companies to run all their machines at the same time and research showed examples of businesses only operating certain machines in the morning or afternoon and of having created their own generation facilities to 'top up' that available from the Grid⁶⁶. The electrical networks therefore currently face the challenge of renewal and reconfiguration to adapt to the needs of renewable and low carbon technologies.
- 1.110 Figure 1.8 shows the heat demand across Telford & Wrekin providing an insight into where interventions to address energy demand could be targeted.

⁶⁴ DECC, 2011: Sub-National Energy Consumption Statistics 2009

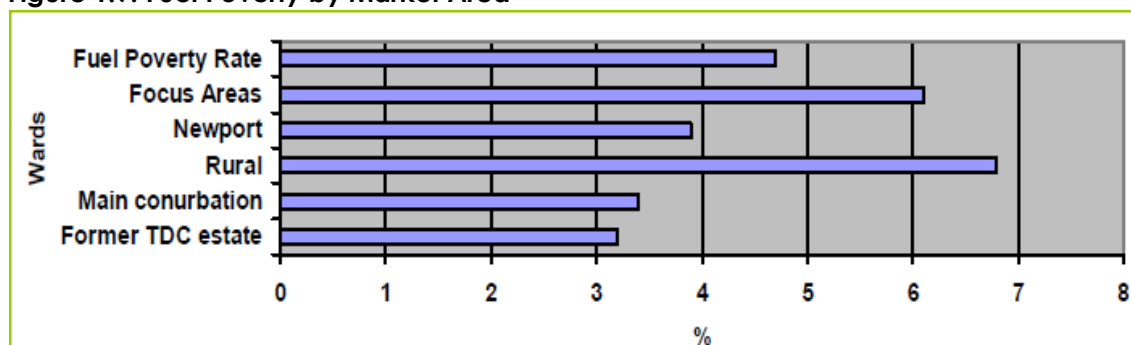
http://www.decc.gov.uk/en/content/cms/statistics/energy_stats/regional/regional.aspx

⁶⁵ Prepared by Telford & Wrekin borough Council

⁶⁶ Telford & Wrekin, 2011: Local Economic Assessment Supporting Information

Figure 1.8: Total Heat Demand in the Telford & Wrekin⁶⁷

- 1.111 In 2008 there were an estimated 3200 (4.7%) households in fuel poverty⁶⁸, which compared to approximately 13.9% in England based on the fuel poverty projection issued in the Sixth Annual Report of the Fuel Poverty Advisory Group (See Figure 1.9). Since 2008 energy prices have increased sharply.

Figure 1.9: Fuel Poverty by Market Area⁶⁹

- 1.112 Unusually, the rate of fuel poverty in both owner-occupied and privately rented stock is very similar at 4.1% and 5.0% retrospectively. The rate in social housing properties is 6.1% (reflecting the fact that incomes are lower although energy efficiency may be slightly higher). The 2008 stock condition survey also indicated higher relative levels of fuel poverty in:

- Pre 1919 stock;

⁶⁷ Telford & Wrekin, 2011: Renewable Energy Capacity Study for the West Midlands, prepared by SQW, Maslen environmental and CO₂sense

⁶⁸ Telford & Wrekin, 2008: Affordable Warmth Strategy

⁶⁹ Telford & Wrekin, 2008: Affordable Warmth Strategy 2008.

- Dwellings which are non decent and in particular those which are unfit;
- Elderly households, and single parent households;
- Economically vulnerable households.

1.113 The geographical areas most strongly associated with fuel poverty are the rural wards: Donnington, Wrockwardine Wood, Trench, St Georges, Ketley, Oakengates, Malinslee, Dawley Magna and Madeley. Although these areas exhibit the highest incidence of fuel poverty there is evidence to suggest that fuel poverty occurs across Telford & Wrekin.

Telford

- 1.114 A review of the average domestic electricity consumed in 2009 in Telford revealed that residents in Woodside consumed 70% as much electricity per year as those in Malinslee (12,464 KWh and 7,338 KWh). The average domestic electricity consumption for the borough was 9,697 KWh⁷⁰.
- 1.115 Brookside exhibited the lowest average domestic gas consumption in 2009 at 11,670 KWh, while Priorslee consumed the highest at 19,187 KWh. The average annual domestic gas consumption for Telford & Wrekin was 15,000 KWh⁷¹.
- 1.116 In terms of total average domestic energy consumed in 2009, the Telford & Wrekin average was estimated to be 24,687 KWh, with Priorslee consuming 28,429 KWh and Malinslee consuming 19,350 KWh. Priorslee is in the 10% least deprived areas nationally, while Malinslee is in the 10% most deprived areas nationally.
- 1.117 With regard to fuel poverty in Telford the following issues exist:
- An ageing population;
 - 30% of housing stock was built between 1965 and 1974 using non-traditional construction techniques making energy efficiency upgrading more difficult.

Newport

- 1.118 A review of the average domestic electricity consumed in 2009 in Newport revealed that residents consumed less electricity per year than the average for Telford & Wrekin (approx. 8,600 KWh as opposed to 9,697 KWh)⁷².
- 1.119 In terms of average domestic gas consumption in 2009 Newport North virtually matched the average annual domestic gas consumption for Telford & Wrekin at 15,032 KWh. While Newport South consumed a lower amount at 14,253 KWh.
- 1.120 In terms of total average domestic energy consumed in 2009, the Telford & Wrekin average was estimated to be 24,687 KWh, with Newport North consuming 23,680 KWh and Newport South consuming 22,828 KWh.

⁷⁰ Based on DECC Middle Layer Super Output Area (MLSOA) domestic electricity estimates 2009

⁷¹ Based on DECC Middle Layer Super Output Area (MLSOA) domestic electricity estimates 2009

⁷² Based on DECC Middle Layer Super Output Area (MLSOA) domestic electricity and gas estimates 2009

Rural Areas

- 1.121 Rural average annual domestic electricity consumption is higher than the Telford & Wrekin average in the Ercall (11,289 KWh) and Edgmond (12,103 KWh)⁷³. In terms of average domestic gas consumption, Edgmond and The Ercall consume 17,941 KWh and 16,818 KWh, both above the Telford & Wrekin average of 15,000 KWh. Not surprisingly, Edgmond residents consume the highest amount of energy. At 30,043 KWh consumption is 55% above that of the lowest in Telford & Wrekin (Malinslee).

Future Baseline

- 1.122 This section provides a view on the future baseline for energy although a view is only available at the authority-wide level.
- 1.123 The UK Renewable Energy Strategy published in 2009, demonstrated that the 2020 target of 15% renewable energy could be achieved and suggested that this would require 30% of electricity; 12% of heat and 10% transport to come from renewable sources.
- 1.124 In a regional Renewable Energy Capacity study to assess the potential accessible renewable energy resources at 2030 (undertaken by SQW, Maslen Environmental and CO2sense⁷⁴ and part sponsored by Telford & Wrekin) revealed a potential energy capacity of 1,300 MW comprising:
- 799MW commercial wind;
 - 52MW small scale wind;
 - 374MW micro-generation (243MW air source heat pumps, 61MW ground source heat pumps 39 MW solar PV);
 - 43 MW biomass and waste (municipal solid waste 7MW).
- 1.125 Currently, the total micro-generation installed in Telford & Wrekin is 0.081MWe (86% photovoltaic and 14% wind)⁷⁵. This compares with 0.496 MWe for Stafford, 0.881 MWe for Shropshire and 1.59 MWe for Sedgemoor.
- 1.126 The coal-fired power station at Ironbridge is due to be decommissioned in 2016⁷⁶.

⁷³ Based on DECC Middle Layer Super Output Area (MLSOA) domestic electricity and gas estimates 2009

⁷⁴ http://www.telford.gov.uk/downloads/Solihull_Data_Sheet.pdf

⁷⁵ <http://www.aeat.com/microgenerationindex/>

⁷⁶ Shropshire 2011: Core Strategy

WATER SUPPLY & WASTE WATER TREATMENT

Baseline Conditions

- 1.127 This section provides a review of the baseline situation concerning water supply and waste water treatment consumption and fuel poverty conditions across Telford & Wrekin before then considering the situation in Telford, Newport and the rural areas.

Authority-wide

- 1.128 The River Severn is the principal source of surface water, and has a 5km stretch running along the Authority's southern boundary. Stretches of the rivers Tern, Roden, Meese and Strine also lie within Telford & Wrekin and form part of the Shropshire Middle Severn Catchment. The principal local groundwater source is the north Shropshire aquifer. However other aquifers underlie Telford & Wrekin and are subject to numerous public and private abstractions.
- 1.129 The borough primarily falls within the Shelton Water Resource Zone (WRZ) and Whitchurch and Wren WRZ. The Severn Trent Water Resource Management Plan⁷⁷ (WRMP) identifies that the supply in the Shelton WRZ is due to suddenly decline in 2024/25 in response to license revocations to meet environmental (river) flow requirements. The River Worfe and some of its tributaries are impacted by low flows, principally caused by over-abstraction of the underlying aquifer for public supply.
- 1.130 Severn Trent Water (ST) and the Strine Internal Drainage Board (IDB) are responsible for drainage in parts of the north of Telford & Wrekin. Environment Agency designated main rivers are also within the study area, including the River Severn which flows along the Authority's Southern boundary. The majority of the other watercourses are located in the rural north of Telford & Wrekin, where they have an active role in land drainage and surface water drainage from the northern half of Telford Town.
- 1.131 In addition to the main rivers, smaller watercourses play an active role in the surface water drainage system. The majority are in small urban catchments that receive a large amount of surface water runoff and discharges from the surface water sewer network. Several of these watercourses have been culverted to allow for development⁷⁸.
- 1.132 A Detailed Water Cycle Study (WCS) was carried out in 2014 to establish the constraints to development within the borough from existing environmental and water infrastructure capacity. The WCS identifies that the borough primarily falls within Shelton and Whitchurch & Wren Water Resource Zones (WRZs) and that the majority of development within the borough is likely to be situated within the Shelton WRZ.
- 1.133 The receiving waters of the nine Waste Water Treatment Works (WwTWs) considered in the study are shown in Table 1.6 below. Based on the current (2012) WFD status all the receiving waterbodies to the WwTWs serving the study area are predicted to be unable to achieve 'good status' by 2015, and the target by which to reach this is 2027.

⁷⁷ Severn Trent Water (2014) Final Water Resource Management Plan.

⁷⁸ Telford & Wrekin, 2009: Telford and Wrekin Preliminary Water Cycle Study

Table 1.6: WwTW Receiving water WFD status and objectives

WwTW Catchment	Level of constraint	Receiving Water	Current WFD Ecological Status (2012) and reason for failure⁷⁹	Ecological Objective (2012)	Downstream Protected Areas	Overall possible level of constraint
Newport	Very High	Strine Brook	Poor. Phosphate / Mitigation measures	Good potential by 2027. Disproportionately expensive, technically infeasible.		Very high (growth will exceed permit limits and WFD pressure already high). Technology options to improve treatment may be limited.
Coalport	Very High	River Severn	Moderate. Phosphate / Cypermethrin	Good potential by 2027. Disproportionately expensive, technically infeasible		Very high (growth will exceed permit limits and WFD pressure already moderate).
Rushmoor	Low	River Tern	Moderate. Phosphate / Phytobenthos	Good status by 2027. Disproportionately expensive	Allscott Setting Ponds SSSI	Moderate to high (capacity leaves some headroom but some pressure from WFD and SSSI).
Edgmond	Low	Pipe Strine	Moderate (Poor). Phosphate / Ammonia / Invertebrates / quantity and dynamics of flow	Good potential by 2027. Disproportionately expensive, technically infeasible		Moderate (growth reaching towards works' capacity) and high WFD pressure.
High Ercall	Low	High Ercall Brook	Unclassified – d/s R. Roden = Poor Phosphate / quantity and dynamics of flow	Good potential by 2027. Disproportionately expensive, technically infeasible	Allscott Setting Ponds SSSI	Moderate to high (growth very close to works' capacity) and high pressure from WFD and SSSI.
Monkmoor	Low	River Severn	Moderate. Cypermethrin	Good potential by 2027.		Low (significant capacity at works within permit).

⁷⁹ Reasons for failure are based upon information within the 2009 RBMP.

Waters Upton	Very High	River Tern	Moderate. Phosphate / Phytobenthos	Good potential by 2027. Disproportionately expensive		Very high (growth will exceed permit limits and WFD pressure already moderate).
Sambrook	Low	River Meese	Moderate (Bad). Phosphate / quantity and dynamics of flow	Good potential by 2027. Disproportionately expensive		Moderate (growth reaching towards works' capacity) and high WFD pressure.
Crudgington	High	River Strine	Poor. Phosphate, quantity and dynamics of flow / mitigation measures.	Good potential by 2027. Disproportionately expensive, technically infeasible		Very high (growth will exceed permit limits and WFD pressure already high).

Telford

- 1.134 Telford lies within the Environment Agency's Water Resource Management Unit 2 with Sambrook East, Sambrook West and Adeney forming the groundwater management units. Telford is mainly supplied by groundwater and the relevant groundwater management units are closed to further abstraction as the existing levels of licensed abstraction currently exceed the long term rate of recharge⁸⁰. The two main rivers in the borough are the River Worfe and River Tern. The River Worfe and some of its tributaries are impacted by low flows, principally caused by over-abstraction of the underlying aquifer for public supply⁸¹.
- 1.135 The Hydrology of Soil Type (HOST) classification for the central Telford area is HOST class 18, which represents impermeable soils⁸². Therefore, even though the area does not lie within a Source Protection Zone (SPZ), infiltration SuDS will be difficult to operate effectively and surface storage SuDS are more likely to be suitable to attenuate surface water runoff.
- 1.136 The northern part of Telford is partially underlain by a small area of SPZ3, which represents the total catchment area for a public water supply near Lilleshall. Here the presence of impermeable soil types means that infiltration SuDS are likely to be ineffective and hence surface storage SuDS methods should be considered.
- 1.137 The southern part of Telford is generally free from public water supply and Groundwater SPZs. Some parts of the Groundwater Vulnerability Map (Sheet No. 22) indicate the presence of non-aquifers (i.e. of negligible permeability). The HOST soil class in this area is 24, indicating the presence of impermeable soils. Infiltration SuDS are likely to be ineffective in southern parts of Telford and surface storage SuDS methods should be considered.
- 1.138 Telford is predominantly served by the Coalport and Rushmoor WwTWs. The Detailed WCS concluded that the Coalport WwTW have very high levels of constraint and the Rushmoor WwTW has medium to high levels of constraint when considering future development.

Newport

- 1.139 The water resource situation for Newport is similar to that of Telford and the rest of the borough. Newport is predominantly served by the Newport WwTW, which is identified in the Detailed WCS as being highly constrained.

Rural Areas

- 1.140 The water resource situation for the rural areas is similar to that for the rest of the borough. The waste water treatment situation for the rural communities is not known at this stage.

Future Baseline

⁸⁰ Environment Agency, 2013: The Shropshire Middle Severn Catchment Abstraction Management Strategy

⁸¹ Severn Trent Water (2014) Final Water Resource Management Plan.

⁸² Telford and Wrekin 2009: Preliminary Water Cycle Study August 2009

Authority-wide

- 1.141 The Severn Trent WRMP seeks to address future supply/demand issues and increase the volume of water available for supply through a number of measures, which include pipeline upgrades to transfer additional water from the west part of the Shelton zone to the east and increasing abstraction at the Uckington borehole. This is dependent on ongoing discussion with the EA as it would involve increased groundwater abstraction from an area where groundwater is already over licenses and over abstracted.
- 1.142 The Detailed WCS produced by the Council states that a secure supply-demand balance also depends on demand not exceeding the forecasted level of growth within the WRMP. While the WRMP sets out measures to ensure that there is sufficient water available for future supply, there are a number of uncertainties with regard to their delivery. The WCS recommends that per capita consumption across the borough needs to be effectively management to a level of around 110 litres per person per day. It also encourages the Council to take opportunities to promote Severn Trent Water's free metering programme and water efficiency advice to residents across the borough.
- 1.143 The Detailed WCS concluded that wastewater treatment capacity is the main environmental and infrastructure constraint to growth in the plan area. The evidence suggests that there is capacity across the existing WwTWs serving towns in the borough to support growth; however, this capacity is unlikely to align with the potential distribution of growth. It should be noted that through the work undertaken for the WCS, Severn Trent Water confirmed that there will be capital maintenance work and, as required, capacity increase at WwTWs to cater for future growth⁸³.

Telford

- 1.144 Abstraction for most of the town's water comes from groundwater sources. This source along with surface water abstractions is under a management regime that precludes new abstractions and imposes conditions on existing licences upon renewal. Telford is one of just three main urban areas in the Shelton WRZ; therefore, future growth rates have the potential to affect the balance between water supply and demand⁸⁴.
- 1.145 It is assumed that the waste water flows from growth in Telford would be directed towards the Coalport and Rushmoor WwTWs which are identified by the Detailed WCS as being constrained.

Newport

- 1.146 It is assumed that the situation at Newport would reflect the overall increasing constraints on water supply and waste water treatment.

Rural Areas

- 1.147 As noted above constraints to water treatment affect some of the rural settlements. It is assumed that these constraints will continue until development pressures and regulatory requirements stimulate investment in the waste water treatment works.

⁸³ Telford and Wrekin Council (2014) Detailed Water Cycle Study Final Report.

⁸⁴ Ibid.

TRANSPORT INFRASTRUCTURE

Baseline Conditions

- 1.148 This section provides a review of the baseline transport conditions for Telford & Wrekin before then considering the situation in Telford and the rural areas. No details were found for Newport.

Authority-wide

- 1.149 In the 1960s the car was viewed as the vehicle of choice in the future. As a result, Telford & Wrekin's road infrastructure both within its boundaries and as it connects other locations is of high quality. The same quality and range of services does not extend to public transport, although quality bus routes and a rail freight terminal have been established. Telford & Wrekin is situated on the Wolverhampton to Shrewsbury - Aberystwyth rail line with 3 stations at Telford Central, Wellington and Oakengates. The line has regular services to Shrewsbury, Wolverhampton and Birmingham New Street. The direct service to London provided by Wrexham & Shropshire Railway has ended and the Council is actively pursuing a new direct service.
- 1.150 Inward commuting involves about 6,000 people (4,500 from Shrewsbury and Bridgnorth 2,000 each from Wolverhampton and North Shropshire and 1,100 from South Staffordshire). External commuting with Shrewsbury, Bridgnorth and Wolverhampton being the most popular external locations for the 18% of Telford & Wrekin residents at out-commute.
- 1.151 The low density of development across Telford & Wrekin makes the provision of public transport services difficult. Combined with previous policies promoting the segregation of land uses in Telford, travel other than by car is less attractive and prohibits access to jobs and services e.g. retail, education, health and community facilities.
- 1.152 The 2005 travel to school patterns shows that the most common mode is walking 43.3% down from 50.3% in 2000; second is by car which rose slightly 36.9% to 40.8%. There has been a small increase in the proportion that cycle, 9.3% in 2000 from 12.7% in 2005. However the trend has fluctuated⁸⁵.
- 1.153 Access is a key issue for the unemployed as 8.6% of households are without access to a vehicle. Accessibility to post offices has declined since 2008 with just over half of the population with access a post office within 800m⁸⁶. Access to employment by public transport is improving, although the rate is still in the worst third compared to all other English councils. The 2011 travel to work patterns⁸⁷ shows that:
- 44.9% employees travel singly by car;
 - 5.1 % by car as passenger;
 - 5.1% travel by foot;

⁸⁵ Telford & Wrekin, 2007: Core Strategy Development Plan Document Adopted.

⁸⁶ Telford & Wrekin, 2011: Third Local Transport Plan Strategic Environmental Assessment Health Impact Assessment and Habitat Regulations Assessment Environmental Report. December 2010

⁸⁷ Neighbourhood Statistics (2011) Telford and Wrekin Local Authority [online]
<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=6275277&c=telford&d=13&e=61&q=6386646&i=1001x1003x1032x1004&m=0&r=1&s=1424162193507&enc=1&dsFamilyId=2567> [accessed February 2015]

- 1.4% by bicycle;
 - 2.6% by bus;
 - 0.9% by train;
 - 0.5% by motorcycle;
 - 0.7% by taxi; and
 - 2.6% work from home⁸⁸.
- 1.154 Bus patronage has fallen from just under 6.3 million journeys in 2003/04 to just over 5.9 million journeys in 2009/10. Satisfaction levels have fallen and punctuality is also an issue. A total of 96% of households are within 30 minutes of Telford, Wellington and Newport Town Centres compared with only 89% in 2006/07⁸⁹.
- 1.155 A relatively high proportion of people (16.4% in 2005) have difficulty accessing health services when looking at the national comparator (12.1%)⁹⁰. Increasing rural accessibility is a major issue since 73% of Telford & Wrekin is classified as rural, with a sparse population density of 0.7 people per hectare. A series of bespoke public transport initiatives exist for the rural area.

Telford

- 1.156 Telford was designed and built around the use of the private car with an extensive road network. Facilities and services are provided in locations where access is predominantly made by car. Associated with this, Telford & Wrekin has a high level of car ownership. Transport surveys undertaken in 2009 as part of the development of the Telford Strategic Transport Model show that during the period 0700-1900 hours 89% of all person trips made by motorised transport are made by car, 5.3% by bus, 4.7% by LGV and only 2% by HGV.
- 1.157 Walking, cycling and rail trips were not surveyed in 2009, however the 2001 journey to work census figures are as follows:
- Car/van – 74%;
 - Bus -5%;
 - Bicycle -3%;
 - Motorcycle/moped – 1%;
 - Walk -8%;
 - Train -1%;
 - Work at home -7%;
 - Taxi – 1%.
- 1.158 Overall fewer households in Telford have no car in comparison with the national average (22.4% compared with 26.8%), but concentrations low car ownership occur in Woodside, Madeley and Cuckoo Oak⁹¹. High car dependency and limited public transport reduces accessibility for those without a car, mainly rural inhabitants, young and elderly. Some 16.4% of people have difficulty accessing health facilities and 9.4% have difficulty accessing public transport⁹².

⁸⁸ Telford & Wrekin, 2007: Core Strategy Development Plan Document Adopted.

⁸⁹ Telford & Wrekin, 2011: Third Local Transport Plan

⁹⁰ Telford & Wrekin, 2011: Third Local Transport Plan Strategic Environmental Assessment Health Impact Assessment and Habitat Regulations Assessment Environmental Report. December 2010

⁹¹ WSP, 2005: Public Transport and Town Centre Transport Strategy for Telford, Summary Report

⁹² WS Atkins, 2010: Third Local Transport Plan (LTP3) Draft Environmental Report

- 1.159 Telford & Wrekin is less dependent on road transport compared to the region as a whole. There was an estimated 8,300 vehicle kilometres per head in terms of road traffic flow in 2006, representing a 0.5% decrease compared with 8,340 in 2002⁹³. Both these figures are below the regional average. This relatively low vehicle km per head estimate suggests that residents of Telford only have to travel relatively short distances to access both employment and services⁹³.
- 1.160 The Shopping Centre is ringed by the Town Centre Box Road that contributes to the limited pedestrian accessibility to the Centre. Also, links through the site are generally poor, it being reported that there are no cycle links through the Centre which is only available for use by pedestrians during opening times. When the Shopping Centre is closed then pedestrians must use routes via the car parks⁹⁴.
- 1.161 Telford town centre lacks the variety and fine grained character of the older settlements and is not an easy place to walk. Few people live in the centre and is reported as having no night time economy. Elsewhere, the town has an extensive areas of green space with an extensive rights of way and cycle network collectively amounting to 40% of the town's land area.
- 1.162 The older parts of the town have traditional town centres with their own distinct characteristics and identity. These areas have lower capacity roads, significant levels of frontage development and high levels of associated pedestrian and parking activity.
- 1.163 Bus services operate on a 'star' system in and out of Telford centre; moving across neighbourhoods involves journeys into and out of the centre, which greatly extends journey times.

Newport

- 1.164 No information is available at this time.

Rural Areas

- 1.165 Telford & Wrekin has an extensive rural hinterland covering some 30 square miles where transport problems are mainly related to the isolation of non-car owning households. Commercial public transport services are relatively sparse and the area is better suited to demand responsive services. Cycle networks extend out from the main urban centre linking into the existing country lane network.
- 1.166 The bus service between the rural hinterland and Telford appears insufficiently regular to be capable of taking employees to and from work; this latter point has been raised by employers.

Future Baseline

⁹³ West Midlands Regional Observatory (October 2008). West Midlands Regional Assessment Telford & Wrekin. Version 3.0.

⁹⁴ Drivers Jonas, 2008: Telford Town Centre Masterplan Statement Telford Trustees No1 & Telford Trustees No 2

Authority-wide

- 1.167 The future baseline conditions for transport across Telford & Wrekin are detailed in the Local Transport Plan 3 (LTP3) Environmental Report⁹⁵. The Environmental Report identifies the future trends without the transport plan. Forecasts of the future transport situation are provided dependent on future development patterns and will be addressed through the LDF process.

Table 1.8: LTP3 Baseline Trends

SEA Objective	Baseline & Trend
Equitable access to services etc	Good but declining
Air quality	Good but may decline
Greenhouse gas emissions	Moderate but declining
Adaptation to climate change	Moderate but declining
Noise & vibration	Moderate but declining
Biodiversity	Moderate but stable
International scale habitats & species	Moderate but stable
Historic environment	Moderate likely to decline
Landscape	Poor and likely to decline
Use of natural resources	No data likely to improve
Water quality	Moderate likely to improve
Crime	Moderate but stable
Physical and mental health	Moderate but stable

- 1.168 Based upon section 11 of the LTP3 Environmental Report, the following actions are envisaged to form part of the baseline for the appraisal of subsequent plans:
- **Economic growth and reduced congestion:** A series of measures to reduce congestion, improve journey time reliability, improving access to the strategic road and rail networks and existing and new employment areas;
 - **Improved accessibility:** Measures to improve and increase opportunities by public transport and non-motorised modes.
 - **Area based measures:** Traffic management, walking, cycling, park and ride as well as public realm improvements in Dawley, Ironbridge, Oakengates, Wellington, Telford and Newport.
 - **Climate change:** Support for low carbon vehicles and energy efficient buses and switching off street lights.
 - **Road safety:** Local safety schemes, safety education, training and publicity, safe routes to schools and speed management.
 - **Asset management:** Undertake highway repair and construction is carried out in a resource efficient way and use of recycled materials.
 - **Quality of life measures:** Safeguards to protect the environment.
- 1.169 It is envisaged that through the actions of the third Local Transport Plan that there will be increasing opportunities for the residents of Telford to access employment and services through non-motorised modes and by public transport.
- 1.170 As people retire so their use of transport changes as:
- Car ownership declines with increasing age;
 - Older women are less likely to have access to a car;

⁹⁵ WS Atkins, 2010: Third Local Transport Plan (LTP3) Draft Environmental Report

- Shopping and other personal business are the most common reasons for travel by older people; and
 - Older people, specifically those over state pension age, are more reliant than younger people on public transport, as it is available free of charge⁹⁶.
- 1.171 An expectation of increasing costs of transport over the plan period may impact hardest on those on fixed incomes with poor public transport services. The centralisation of community services increases rather than reduces the need to travel further adversely affecting those on fixed incomes. Increasing broadband services for the elderly and rural communities may offset this to an extent.
- 1.172 While broad levels of accessibility are not envisaged to change this assumes that service levels remain as they are. It also masks a situation where the accessibility of older people, young, elderly and minority groups may well experience change over the period of the plan particularly if changes in community service provision is not matched by changes in transport provision.
- 1.173 As older people tend to report concerns about crime and safety preventing them from using public transport that is available, so declining standards of maintenance may also induce greater levels of insecurity.

Telford

- 1.174 The Central Telford Area Action plan will increase development which will increase the level of traffic growth to 46% compared with the base situation⁹⁷. This will stress the network even more and without transport interventions the network will be at gridlock with average speed dropping to almost 2 mph (average delay per vehicle of 18 min). With the proposed CTAAP transport mitigation strategy, the average speed in the AM peak will be 27 mph (average delay per vehicle of 66 secs) and 20 mph (average delay per vehicle of 69 secs) in the PM peak.
- 1.175 The traffic level in Telford Town Centre area is predicted to increase by 26% by 2016 due to the level of committed developments which have already been granted planning permission. As a result, the average vehicle speed in the study area will drop from the current 35 mph (average delay per vehicle of 28secs) to 21 mph (average delay per vehicle of 67 secs) in the AM peak and from 32mph (average delay per vehicle of 35secs) to 5 mph (average delay per vehicle of 11 mins) in the PM peak. The existing network will, therefore, struggle to handle this level of traffic as almost all the junctions will be performing over capacity in the AM peak and grid locking in the PM peak⁹⁸.
- 1.176 CTAAP sets out a suitable transport mitigation strategy in support of a modal shift objective of 10%. Measures include the introduction of shared space highway designs in accordance with the design ethos set out in Manual for Streets 2, reduced parking standards for new developments and a modal shift target of 10%. A bid for the necessary works has been submitted to the DfT through the Local Sustainable Transport Fund.
- 1.177 Cycle and pedestrian network improvements are identified to improve connectivity and accessibility to the Town Centre. The network will provide safe and reliable access between the new developments, existing residential areas and the Town

⁹⁶ ODPM, 2006: A Sure Start to Later Life: Ending Inequalities for Older People, A Social Exclusion Unit Final Report,

⁹⁷ Pell Frischmann, 2010: Central Telford Area Action Plan Design Development Report

⁹⁸ Pell Frischmann, 2010: Central Telford Area Action Plan Design Development Report

Centre bus and rail services. A new iconic £2m pedestrian and cycle bridge linking Central Park with Telford Town Centre is to be the centrepiece of these initiatives. Cycling is to be further encouraged through the adoption of improved parking standards and travel plans for new developments⁹⁹.

- 1.178 Major improvements to public transport services have been designed to provide priority through the use of public transport only links and through signal control technology and potentially these measures could include a new public transport only route on Woodhouse Central. Increased use of bus services will also be through Travel Plans and revised parking standards for all new developments¹⁰⁰.
- 1.179 It is envisaged that through the actions of the third Local Transport Plan that there will be increasing opportunities for the residents of Telford to access employment and services through non-motorised modes and by public transport.

Newport

- 1.180 As service sector jobs and the retail sector are located in the centre of the town, it is presumed that accessibility particularly for the elderly community is unlikely to be a major concern.

Rural Areas

- 1.181 It is envisaged that with an increasingly proportion of elderly people making up the rural population along with the centralisation of services within the main population centres, that rural transport will emerge as an ever more important issue.
- 1.182 The development strategy for the rural area is to concentrate new development, sufficient to meet local needs, in Newport, High Ercall, Tibberton and Waters Upton. Development outside these settlements will be strictly controlled¹⁰¹.

⁹⁹ Pell Frischmann (March 2010). Central Telford Area Action Plan (CTAAP) Design Development Q30035/VAA/R003.

¹⁰⁰ Pell Frischmann (March 2010). Central Telford Area Action Plan (CTAAP) Design Development Q30035/VAA/R003.

¹⁰¹ ¹⁰¹ Telford & Wrekin, 2010: Third Local Transport Plan Strategic Environmental Assessment Health Impact Assessment and Habitat Regulations Assessment Environmental Report. December 2010

BROADBAND COMMUNICATIONS

Baseline Conditions

- 1.183 This section provides a review of the baseline broadband conditions before then considering the situation in Telford, Newport and the rural areas.

Authority-wide

- 1.184 Telford & Wrekin, particularly in the rural areas is poorly served by broadband networks. The Council has announced its intention to explore a private sector partnership aimed at enabling remote parts to access broadband while delivering major savings for the authority. This was taken forward through the Broadband Improvement Pilot (BIP) scheme in the Kinnersley Moor area, during 2010. The £120,000 project aimed to assess the potential for wireless broadband technology to bridge the current gap in broadband provision in more remote areas. The key outcome is that a local IT company will look to create a bespoke network for the local residents in the Kinnersley and Preston Moor areas that otherwise would not be provided by established network providers.

Telford

- 1.185 It is presumed that broadband communications are well established across Telford.

Newport

- 1.186 No information is available at this time.

Rural Areas

- 1.187 No information is available at this time.

Future Baseline

- 1.188 The only information available is to note that BT are introducing superfast broadband to Dawley (more than 5,000 homes), and Newport (around 4,800 homes).

HEALTH FACILITIES AND EDUCATION

Baseline Conditions

- 1.189 This section provides a review of the baseline conditions for health care, schools and community centres.

Authority-wide

- 1.190 The Shrewsbury & Telford Hospital NHS Trust provides for the acute care needs through two hospitals, one of which, Princess Royal Hospital (PRH) is within Telford & Wrekin. Located on a large purpose-built site in the north-west of Telford, PRH opened in 1989 and currently accommodates approximately 360 beds, with a full-range of acute care services.
- 1.191 Telford & Wrekin is comparatively well-served for facilities offering further and Higher Education with a well-respected College of Further Education. There are two Higher Education establishments in Telford & Wrekin. The Wolverhampton University (Telford Campus) at Priorslee is home to the Polymer Cluster Centre, part of the Wolverhampton Telford Technology Corridor (W TTC).
- 1.192 Over 90% of all the contacts that people have with the NHS are through GPs or other community health services rather than in acute hospitals such as the Royal Shrewsbury Hospital and Princess Royal Hospital in Telford¹⁰². Good community health services contribute to reducing future hospital related costs. Acute services are also secured from other hospitals across the Midlands, but is dominated by the
- Robert Jones (Orthopaedic) Oswestry;
 - University Hospital North Staffs;
 - University Hospital Birmingham.
- 1.193 The Telford & Wrekin PCT Strategy Plan¹⁰³ provides the following albeit dated information on the state of the health care assets:
- Twenty general medical practices (of which 5 are single handed);
 - A walk-in centre in Telford Town Centre;
 - Twenty five general dental practices;
 - Thirty-five community pharmacies;
 - Twenty-seven opticians.
- 1.194 NHS data on the provision of doctors shows that there are 20 GP practices in Telford (with an additional 5 branch surgeries), 2 in Newport (with 1 additional Branch surgery at Harper Adams University College) and 2 branch surgeries in the rural area¹⁰⁴.
- 1.195 The condition of schools and other operational buildings was assessed in 2007/08. The Council's Asset Management Plan has identified a condition backlog in excess of £23 million for education properties (reduced from £25 million in 06/07) and £8

¹⁰² Shropshire NHS Community Health Trust, 2011: <http://www.telford.nhs.uk/Newsroom/Latest-News/Information-about-Shropshires-new-NHS-Community-Trust/>

¹⁰³ Telford & Wrekin PCT: 2008 Strategy Plan

¹⁰⁴ Telford & Wrekin, 2011: Core Strategy Development Plan Document Adopted December 2007.

million for operational properties (reduced from £12 million in 06/07)¹⁰⁵. In the 2010 Corporate Asset Management Plan¹⁰⁶ recorded that there was a backlog of £25 million for schools and £11 million for operational properties.

- 1.196 Telford & Wrekin is well served for sport and leisure facilities, including an ice rink and dry ski slope. It is without any major sporting events or clubs which give the area a profile at a national level. The extensive Town Park which runs south of the Town Centre is a major asset serving the sport, recreation, open space, leisure and recreational needs of both Telford & Wrekin and the sub region.

Telford

- 1.197 In recent years Telford & Wrekin has experienced a decline in the primary school population, which has been in part due to larger year groups leaving school and smaller year groups starting in reception year. This has been exacerbated by a much lower number of completions of new homes over the last decade. At the school populations highest point in 2002 the figure stood at 15,000; as of 2011 the figure stood at 13,500.

Newport

- 1.198 The school situation at Newport is one where secondary school demand exceeds capacity for example the Adams Grammar & Newport High is over-subscribed by 4:1. There is however a surplus of primary school places.

Rural Areas

- 1.199 No information is available at this stage.

Future Baseline

- 1.200 There is uncertainty over the future of services at Telford's hospital with plans to redistribute services between Telford and Shrewsbury with a potential down-grading of clinical capability in Telford. This is to be offset by an improvement in specialist services overall e.g. for cancer patients.
- 1.201 The current and potential synergy between the tertiary education and the local economy is significant, but this may face contraction with reduced funding to higher education.
- 1.202 In terms of schools, there are increasing numbers of primary-aged pupils and thus increasing pressure on secondary schools after a lapse time of 7 years.

Telford

- 1.203 The trend of declining school roles is expected begin to reverse over the next 5 year period as larger numbers to begin to enter the primary phase in reception and will eventually affect secondary pupil numbers.

¹⁰⁵ Telford & Wrekin 2007: Planned Building Maintenance Programme 2007/09, <http://www.telford.gov.uk/demservices/DisplayDocument.asp?type=pdf&ref=7285>

¹⁰⁶ Telford and Wrekin Council (2010) Corporate Property Asset Management Plan 2010/2013 [online] <http://apps.telford.gov.uk/CouncilAndDemocracy/Meetings/Download/MTIyMjM%3D> [accessed July 2015]

- 1.204 Although there are expected to remain pockets of surplus places in certain areas, in other areas the following additional classbases/extensions are expected to be required to meet increases in the primary school population:

South West Telford:

- Ironstone Primary (Lawley) New School (210 Places, rising to 420). Expected to open September 2015.

North East Telford:

- Additional 2 or 3 Class Extension (60-90 Places) to cope with additional pupils generated from Redlands Quarry development/Celestica development. Earliest expected need 2015.
- 2 Class Extension in Muxton/Donnington area (60 Places). Unknown date of need.

North Central Telford:

- Hadley Quarry New School (210 Places initially). Development not planned until after 2018.

North West Telford:

- Wellington Area School Extension 2-4 class bases, possibly after 2015.

Newport

- 1.205 The Strategic Housing Land Assessment Study indicated a supply of 410 houses by 2021 which depending upon the provision of further secondary school capacity may make the situation more difficult.

Rural Areas

- 1.206 No information is available at this stage.

POPULATION – DEMOGRAPHY

Baseline Conditions

- 1.207 This section provides a review of the population profile of Telford & Wrekin to identify the trends and emerging pressures that could affect the prospects of delivering sustainable communities.

Authority-wide

- 1.208 The population of Telford & Wrekin has grown in the past 40 years due to Telford's New Town status with the mid 2009 population being 162,300 having a growth rate greater than elsewhere in the region. The population in 2009 comprised
- 33,400 under 15 year olds
 - 105,200 in the working age population
 - 23,700 over 65 years old
- 1.209 Current estimates suggest the population has now risen to 168,000¹⁰⁷
- 1.210 The age profile reveals a lower percentage of people over 65 years (14.6%) than the national average of 16.3%¹⁰⁸. Nevertheless, the proportion of the population over 65 increased by 22.8% between 2000 and 2009. Over the same period there has been slight decrease in the population aged between 0-15 years and a slight increase in the population aged between 15-65+ years.
- 1.211 The population of Telford & Wrekin exhibited a net outward migration in 2009, working against the objective of increasing the area's population. Until then population growth has been driven primarily by in-migration, principally to Telford. As a result, Telford & Wrekin contains the third highest proportion of migrants in the West Midlands (13.3% in 2001).
- 1.212 The closeness of Telford & Wrekin to the Birmingham and Black Country conurbations provides the potential for high levels of in-migration to continue to be a feature of the area's population dynamics.
- 1.213 Proportionately more of the area's 80,000 economically active residents work in lower skilled jobs and less work in higher skilled and managerial positions than elsewhere in the region. In-part reflecting the high dependence on the manufacturing-sector.
- 1.214 Compared with the national figure of 15.4% of the working age population with no or limited qualifications, Telford & Wrekin has a figure of 12.4%¹⁰⁹. The workforce is mainly employed in public administration, education and health, all sectors facing financial constraints.

¹⁰⁷ Public Health England (2014) Telford and Wrekin Health Profile 2014 [online] <http://www.apho.org.uk/resource/item.aspx?RID=142221> [accessed February 2015]

¹⁰⁸ Office for National Statistics, 2011: Painting Pictures of Place Series: Local Profiles – Demography

¹⁰⁹ Telford & Wrekin: 2011: Local Economic Assessment. Strengthening the borough's Competitive Advantage. Supporting Information. Final Draft v.14.

- 1.215 The headline unemployment rate (total Jobseeker allowance) is 4.2% for Telford & Wrekin, lower than the regional (4.7%) figure but higher than the national one (3.7%)¹¹⁰.
- 1.216 Approximately one third of all job seeker claimants (1,400) are 18 – 24 age, slightly above regional and national averages. This number has almost doubled since 2007. This is probably accounted for by the younger age profile of Telford & Wrekin. In May 2011, 9.2% of the people in the age range 18 to 24 were receiving JSA compared to 4.5% of those aged 25 to 49.
- 1.217 Telford & Wrekin has a higher than national and regional average rate of young people not in employment, education or training. One in five residents live in deprived communities and one in four of those under 16 years old live in low income households.
- 1.218 Cultural diversity within the population includes African; Bangladeshi; Caribbean; Chinese; Indian; Japanese and Pakistani communities. This diversity represented 5.5% of the population in 2001, the overwhelming majority of which was located in Telford.

Telford

- 1.219 Telford had a population of 139,000 in 2011; 86% of the Telford & Wrekin total¹¹¹.

Newport

- 1.220 As a Twelfth Century planned town, Newport has a long established history as a market based rural settlement. It continues to act as the economic and social centre for its residents and those of its rural hinterland. The town was known to accommodate 11,900 residents in 4,500 dwellings in 2007¹¹².
- 1.221 While Telford's population has almost doubled since its designation in the late 1960s, Newport's has increased three-fold in the last forty years¹¹³. Alongside this growth, its population and the immediate rural hinterland has been ageing faster than that of Telford. This older population structure is contributing to the changing nature of the market town and influencing its vitality and viability.
- 1.222 In 2001, the Newport population had an age structure that is older than the authority-wide profile. In particular, 18% of the population were aged 15 years or less, compared to 22% authority-wide, and some 16% of the population were aged 65+ compared with 12.4% authority-wide. At 3.3%, Newport North had the second highest number of people aged 85+ in 2001 in Telford & Wrekin. Today, the 85+ group is estimated to comprise up to some 12% of the ward population.
- 1.223 The age profile of the Newport South ward's population is considerably older than Telford & Wrekin profile. Only 17% of the population were aged 15 years or less compared to 22.3% authority-wide, whilst some 18.3% were aged 65 or more, compared to 12.4% across Telford & Wrekin.

¹¹⁰ Nomis, 2011: Out of Work Benefits July

<https://www.nomisweb.co.uk/reports/lmp/la/2038431950/report.aspx?town=Telford & Wrekin#tabempunemp>

¹¹¹ Telford & Wrekin, 2011: Local Economic Assessment, Supporting Information

¹¹² Telford & Wrekin, 2007: Core Strategy Development Plan Document Adopted December 2007

¹¹³ Telford & Wrekin, 2007: Core Strategy Development Plan Document Adopted December 2007

- 1.224 The Newport West ward was found to have a lower proportion of people aged 15 years or less across Telford & Wrekin (16.8% compared with 22.3%) and a higher proportion of 65+ residents (16.5% compared with 12.4%). There were, however, a larger proportion of residents aged between 16 and 29 (20.7%) than authority-wide (17.8%).
- 1.225 Newport East has a similar age structure to Telford & Wrekin, however, there were proportionately fewer 0 to 9 year olds in the ward (12.1% compared with 13.6%) and more 45 to 64 year olds (27.8% compared with 24.2%).
- 1.226 As of 2007, Newport had 5,600 residents in work, 3.1% unemployed, today the proportion of the population receiving Job Seekers Allowance in May 2011 was:
- Church Aston and Lilleshall: 2.0%;
 - Newport East: 2.1%;
 - Newport North: 1.5%;
 - Newport South: 2.1%;
 - Newport West: 2.2%¹¹⁴.

Rural Areas

- 1.227 The rural area comprises the four wards which exhibit a lower proportion of under 15 year olds (on the basis of 2001 Census) and generally a higher than average number of people over 65 than Telford & Wrekin (see Table 1.8).

Table 1.9: Population Cohorts across the Rural Wards (2001 Census)^{115,116}

Cohort	Edgmond	Ercall Magna	Wrockwardine	Church Aston and Lilleshall	borough	Rural Average
15 or less	14.61	16.74	20.89	17.17	22.31	17.81
18-65	68.92	60.36	64.97	60.98	62.6	64.10
Over 65	13.74	20.18	12.16	19.67	12.4	15.75
Over 85	1.6	4	0.7	2.64	1.33	1.99

- 1.228 The proportion of people claiming Job Seekers Allowance in May 2011 is set out in Table 1.9 below.

Table 1.10: Rural Job Seekers Allowance Claimants (May 2011)^{117,118}

JSA Claimants (%)	Edgmond	Church Aston & Lilleshall	Ercall Magna	Wrockwardine
All people	1.0	2.0	1.2	1.6
Males	1.4	2.5	1.6	2.1
Females	0.6	1.5	0.7	1.1

¹¹⁴ Nomisweb: Ward Labour Market Profiles accessed July 2011

¹¹⁵ ONS, 2011: Neighbourhood Statistics,

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadAreaSearch.do?a=7&r=1&i=1001&m=0&s=1309953702812&enc=1&areaSearchText=Telford+and+Wrekin&extendedList=false&searchAreas=>

¹¹⁶ <http://www.nationalarchives.gov.uk/doc/open-government-licence/>

¹¹⁷ Nomisweb, 2011: <https://www.nomisweb.co.uk/reports/lmp/ward/1308627488/report.aspx>

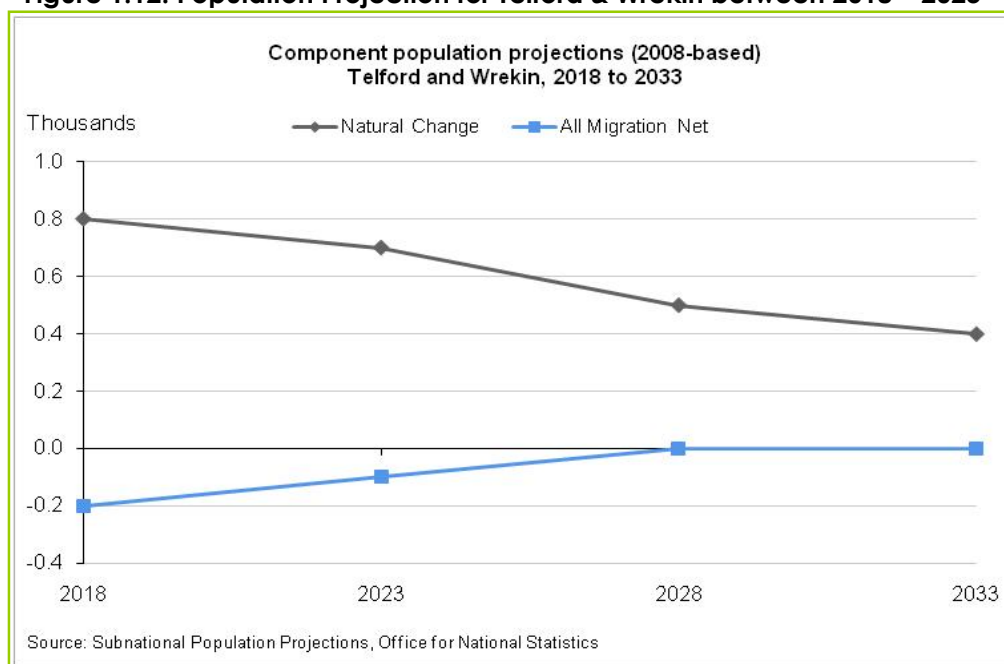
¹¹⁸ <http://www.nationalarchives.gov.uk/doc/open-government-licence/>

Future Baseline

Authority-wide

- 1.229 While Telford & Wrekin had a target population of over 200,000 by 2026, it is now predicted to reach 170,500 in 2023, and to 177,200 by 2026, mainly due to natural change as in-migration is anticipated not to deliver a positive contribution (see Figure 1.12).
- 1.230 The forecasts of different age groups through until 2029 is:
- The 0 to 15 year aged population is projected to decline until 2016 and stabilising through to 2029;
 - The proportion of children is projected to increase by 10% (0-4 year olds) and 20% (5-9 year olds);
 - A 60% increase for 75-89 year olds;
 - A 112% increase in those over 85 from 2,500 to 5,300¹¹⁹;
 - Just above 17% (28,000) of the population will be beyond the standard retirement ages, slightly lower than the regional and national averages;
 - The number of people of working age is projected to increase by 3.6%, but the overall percentage workforce decreasing from 61.1% to 56%.

Figure 1.12: Population Projection for Telford & Wrekin between 2018 – 2023^{120,121}



- 1.231 These changes in the age profile could have implications for public services providing health, social care and also the housing needed. The changing age profile also affects the transport requirements for access to services, employment, health and disability.

¹¹⁹ Telford & Wrekin 2011: Local Economic Assessment: Supporting Information

¹²⁰ ONS, 2011: Painting Pictures of Places, Local Profiles: Demography

¹²¹ <http://www.nationalarchives.gov.uk/doc/open-government-licence/>

- 1.232 The proportion of the population from African, Bangladeshi, Caribbean, Chinese, Indian, Japanese and Pakistani communities is expected to increase to 6.5% by 2026¹²².

Telford

- 1.233 Telford is assumed to continue to grow in forthcoming years due to the additional households generated by both its more youthful resident population and the consolidation and development of the town's role as a centre for sub-regional growth¹²³, which is likely to continue.

Newport

- 1.234 In the absence of population statistics more recent than 2001, it is observed that the largest cohort was in the 45-59 age group which will be in the retired group in 10 years' time.

Rural Areas

- 1.235 While an increasing proportion of the rural population are retired or will be retiring in the next 10 years or so, the population aged less than 15 as of 2001 now entering the labour market is less than the Telford & Wrekin average with Edgmond being approximately two thirds of the Telford & Wrekin average (14.6% Edgmond and 22.3% Telford & Wrekin). The working population is judged to be now roughly half of that recorded in the 2001 Census, excluding any effects from migration.

¹²² Telford & Wrekin 2011: Local Economic Assessment: Supporting Information

¹²³ Telford & Wrekin, 2007: Core Strategy Development Plan Document Adopted.

COMMUNITY DEPRIVATION

Baseline Conditions

- 1.236 This section provides a review of the extent of community deprivation providing an insight into the economic and housing circumstances of borough's population.

Authority-wide

- 1.237 Key deprivation characteristics of Telford & Wrekin include:
- Telford & Wrekin is in the top 30% most deprived districts in the West Midlands and in the top 40% most deprived nationally.
 - Levels of deprivation across Telford & Wrekin vary considerably with some areas being in the 10% most deprived nationally and other areas of Telford & Wrekin ranked in the 10% least deprived nationally.
 - 13% of Telford & Wrekin population (20,600) now live in the 10% most deprived areas nationally in 2010 compared to 5% in 2007 (8,600).
 - Some 38,600 people within Telford & Wrekin are living in the 20% most deprived areas in England, around a quarter (24%) of the area's total population¹²⁴.
 - In 2009 Telford & Wrekin had 9.4% of young people not in employment, education or training, a figure higher than the national and regional average¹²⁵.
- 1.238 The more deprived areas of Telford & Wrekin are located around the urban areas and new town estates, with the rural parts tending towards the less deprived end of the scale (see Figure 1.13). Areas within Priorslee, Shawburch, Apley Castle, Newport North, Ercall, Newport West fall within the 10% least deprived areas nationally (see Tables 1.10 and 1.11).

Table 1.11: Most Deprived Areas in Telford & Wrekin – Overall IMD 2010

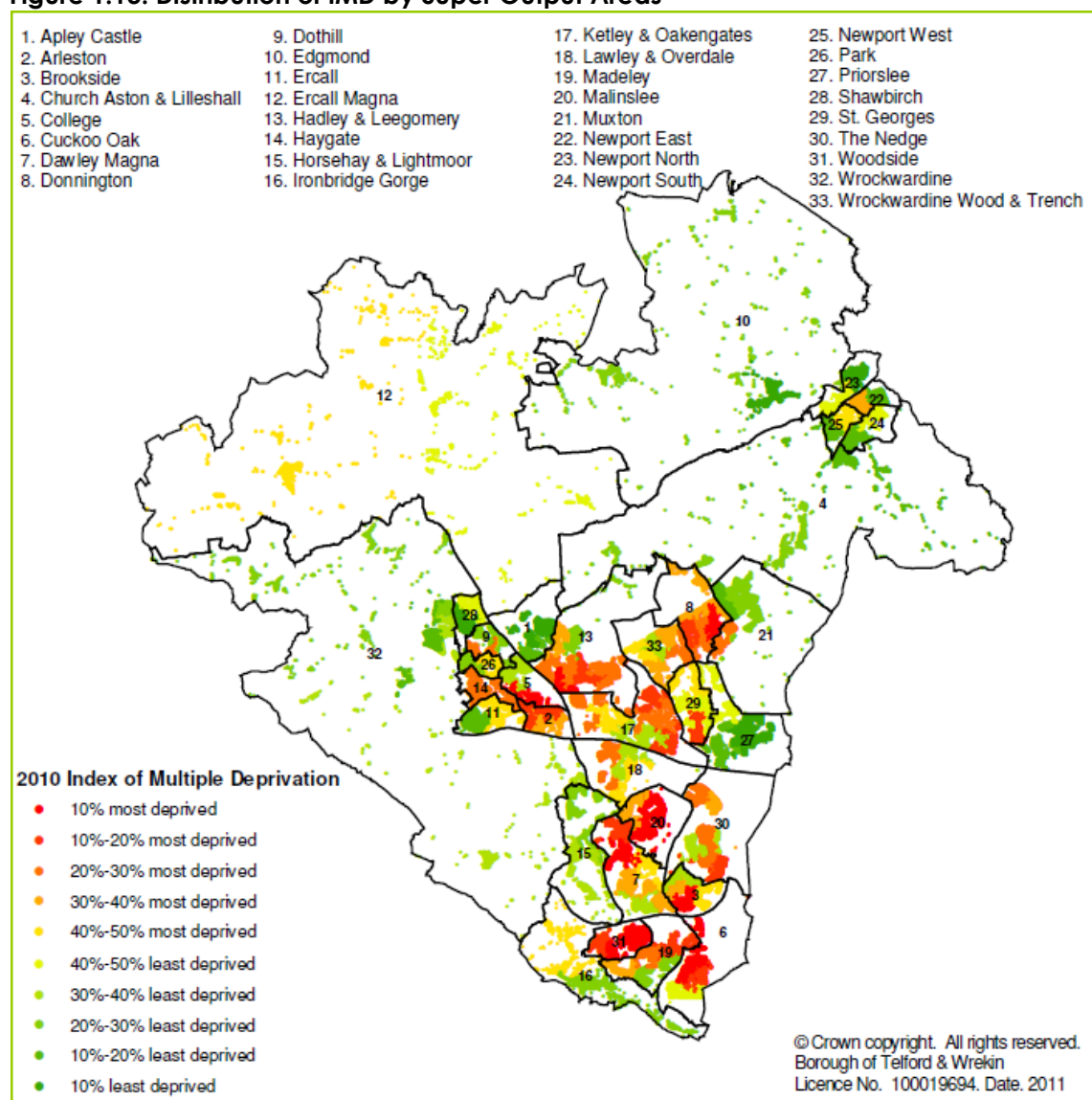
SOAs in the 10% Most Deprived Nationally	SOAs in the 10-20% Most Deprived Nationally
Woodside (3 SOAs) Malinslee (3 SOAs) Cuckoo Oak (2 SOAs) Brookside (2 SOAs) Hadley & Leegomery Dawley Magna College Donnington	Woodside (2 SOAs) Dawley Magna Hadley & Leegomery Madeley Donnington St Georges Cuckoo Oak Arleston Ketley & Oakengates (2 SOAs) The Nedge
Total = 14 (Total of 6 in 2007)	Total = 12 (Total of 17 in 2007)

¹²⁴ Telford & Wrekin, 2011: Indices of Deprivation 2010

¹²⁵ Office of National Statistics, 2011: Local Profiles

Table 1.12: Least Deprived Areas in Telford & Wrekin – Overall IMD 2010

SOAs in the 10% Least Deprived Nationally	SOAs in the 10-20% Least Deprived Nationally
Priorslee (3 SOAs) Shawburch Apley Castle Newport North Ercall Newport West	Muxton Newport East Newport South Ercall Wrockwardine Apley Castle Church Aston & Lilleshall
Total = 8 (Total of 7 in 2007)	Total = 7 (Total of 8 in 2007)

Figure 1.13: Distribution of IMD by Super Output Areas

1.239 Overall, the population living in the 20% deprived areas has increased whilst the population living in the 20% top crime deprivation areas has decreased between 2007 and 2010 (see Table 1.12).

Table 1.13: Population Living in 20% most and 20% Least Deprived Areas

Domain	Population in 20% most deprived areas			Population in 20% least deprived areas		
	2010	2007	Change (%)	2010	2007	Change (%)
Overall IMD	38,600	34,600	+ 11.6%	23,300	23,700	- 1.5%
Income	41,800	39,100	+ 7.1%	19,500	28,600	- 31.8%
Employment (a)	30,000	20,300	+ 47.6%	11,000	10,900	+ 1.4%
Health deprivation and disability	40,500	37,300	+ 8.5%	7,500	1,800	+ 327.7%
Education, skills and training	61,600	53,700	+ 14.6%	19,800	22,800	- 12.8%
Barriers to housing and services	17,700	10,000	+ 78%	23,600	32,600	- 27.6%
Crime	34,500	41,800	- 17.5%	33,100	25,900	+ 28%
Living environment	0	0	-	79,900	99,200	- 19.4%
Income deprivation affecting children (b)	10,200	9,600	+ 6.5%	4,800	7,000	- 31%
Income deprivation affecting older people (c)	6,600	6,400	+ 3.3%	3,100	3,300	- 5.8%
(a) Working age population (18 – 59F/64M) (b) 0-15 population (c) 60+F/65+M						

1.240 There are several different dimensions to deprivation, some of which are summarised below:

- **Income Deprivation:** Overall, 41,800 people in Telford & Wrekin live within the 20% most income deprived areas nationally, just over a quarter of Telford & Wrekin's population (26%) with parts of Brookside being within the top 3% most deprived area nationally.
- **Income Deprivation affecting Children:** In total, 10,200 children (aged 0-15) in Telford & Wrekin are living in areas ranked in the 20% most deprived nationally for income deprivation affecting children, almost a third (31%) of the area's 0-15 population. The most deprived SOA¹²⁶ in Telford & Wrekin is Cuckoo Oak¹²⁷.
- **Income Deprivation and the Elderly:** In terms of older people (65+m/60+f) there are 6,600 older people in Telford & Wrekin living in areas ranked in the 20% most deprived nationally for income deprivation affecting older people, almost a quarter (24%) of Telford & Wrekin's population of older people. The most deprived area being parts of Malinslee which is ranked in the 7% most deprived areas nationally.
- **Employment Deprivation:** There are about 14,100 people of working age in 16 areas that are in the 10% most deprived areas, with a third of Telford & Wrekin's population (30,000) being within the 20% most deprived areas nationally. Parts of Brookside are in the 2% most deprived areas nationally.
- **Health Deprivation:** This affects about 5,700 people within the top 10% most deprived areas in England and some 34,800 people being in the top 20%. There has been an increase of 9% between 2007 and 2010 in the working population in the 20% health deprived areas across the Telford & Wrekin. Parts of Malinslee, Dothill and Cuckoo Oak fall within the 10% most health deprived areas in the country.
- **Education and Skills Deprivation:** There are 22 areas in Telford & Wrekin which rank within the 10% most deprived areas nationally for education, skills and training, amounting to some 32,400 people (10-20% of the population). Nineteen areas feature in the 10-20% band. In total some 61,600 people are considered to experience education deprivation. This amounts to 38% of the population¹²⁸. Parts of Malinslee are in the 1% most deprived areas in the country.

¹²⁶ Super Output Area – A geographical area designed for the collection and publication of small area statistics.

¹²⁷ Telford & Wrekin, 2011: Indices of Multiple Deprivation 2010

¹²⁸ Telford & Wrekin, 2011: Indices of Multiple Deprivation 2010

- **Barriers to Housing and Services:** Within rural areas some 17,700 people live within the 20% most deprived areas. This represents an increase from 2007 when the figure was 10,000. The most deprived SOA in Telford & Wrekin is located in Edgmond and is ranked in the 3% most deprived nationally, although areas of Ercall Magna and Woodside also feature in the 10% most deprived areas.
- **Crime and Disorder:** Some 34,500 people in Telford & Wrekin live in areas ranked within the 20% most deprived nationally for crime and disorder, over a fifth (21%) of the area's population. The most deprived area being located in parts of Cuckoo Oak ranked in the 2% most deprived nationally.
- **Living Environment:** No areas fall within the 20% deprivation band for this attribute.

Telford

- 1.241 High levels of deprivation were reported for South Telford New Town estates in the consultation draft Sustainable Community Strategy issued in March 2011. Out of 108 Lower Level Super Output Areas 6 within Dawley, Malinslee and Woodside are identified as being in the top 10% of the most deprived communities in England.
- 1.242 The latest community strategy¹²⁹ indicates that 5 of the 33 wards in the borough are with the 10% most deprived nationally; two of these are within the 3% most deprived.

Newport

- 1.243 The Office of National Statistics, for statistical purposes, divides Newport into four areas (North, East, South and West). Newport North and Newport West fall within the 10% least deprived areas nationally with Newport East and Newport West being within the 10-20% least deprived areas.
- 1.244 Newport East and Newport North are both within the 20% least deprived areas in terms of employment and income. Newport North also features in the 10-20% band of least deprived on the grounds of health and disability. Newport East and North feature in the 20% least deprived areas for education, skills and training, while Newport South is in the 10% least deprived for barriers to housing and services. Newport West is in the 10-20% least deprived category¹³⁰ for housing and services.
- 1.245 All areas feature in the 20% least deprived in terms of crime and disorder with Newport East, West and North featuring in the 10% least deprived group. All of the Newport areas feature in the 10% least deprived with the exception of Newport South which is in the 20% least deprived.

Rural Areas

- 1.246 The 2009 Rural Plan¹³¹ recognises that disadvantage is commonly experienced by the older and most vulnerable people who find it difficult to access public services. Rural settlements next to large urban populations can have a double disadvantage, with the majority of interventions being aimed at the most severe problem areas based on area-based deprivation measures, which are frequently urban areas.

¹²⁹ Telford & Wrekin (2013) Shaping our Future – Telford and Wrekin's Journey to 2020 [online] http://www.telford.gov.uk/downloads/file/1603/shaping_our_future_-_telford_and_wrekins_journey_to_2020 [accessed February 2015]

¹³⁰ Telford & Wrekin, 2011: Indices of Multiple Deprivation 2010

¹³¹ Telford & Wrekin, 2009: Rural Plan

- 1.247 The percentage of rural residents in poverty has risen from 16% to 18% between 2004/5 and 2006/7. After housing costs are taken into account the increase is from 16% to 19%. This is a greater percentage rise than for urban areas¹³².

Future Baseline

Authority-wide

- 1.248 As the number of older people increase by 60% up to 2026, so off peak travel will grow for those with access to affordable transport while social isolation could increase for non-car owners.
- 1.249 The potential picture is one of a workforce that does not deliver the skills required by industry that itself needs to restructure to complete in a low carbon environment. Being reliant upon inward investors, businesses may choose to relocate to areas with the skills or a fill the skills gap with inward commuters rather than local residents. Also, internet sales could restrict the growth of retail and leisure employment.

Telford

- 1.250 The future baseline is envisaged to be one of deprivation being offset by the extent to which the leisure and tourist sectors provide employment opportunities for local residents instead of in-commuters. Also, the impact of inward investments from businesses upon local deprivation levels will be influenced by the future skill levels of the workforce and the extent to which in-commuters take up job vacancies.

Newport

- 1.251 Given the high proportion of professional, scientific & technical people employed in small businesses Newport ought to continue to feature well in the index of multiple deprivation.

Rural Areas

- 1.252 It is envisaged that with an increasingly elderly population (and one where the cost of accessibility to urban areas is increasing) that isolated pockets of deprivation will occur with access to the care services being the most acute factor.

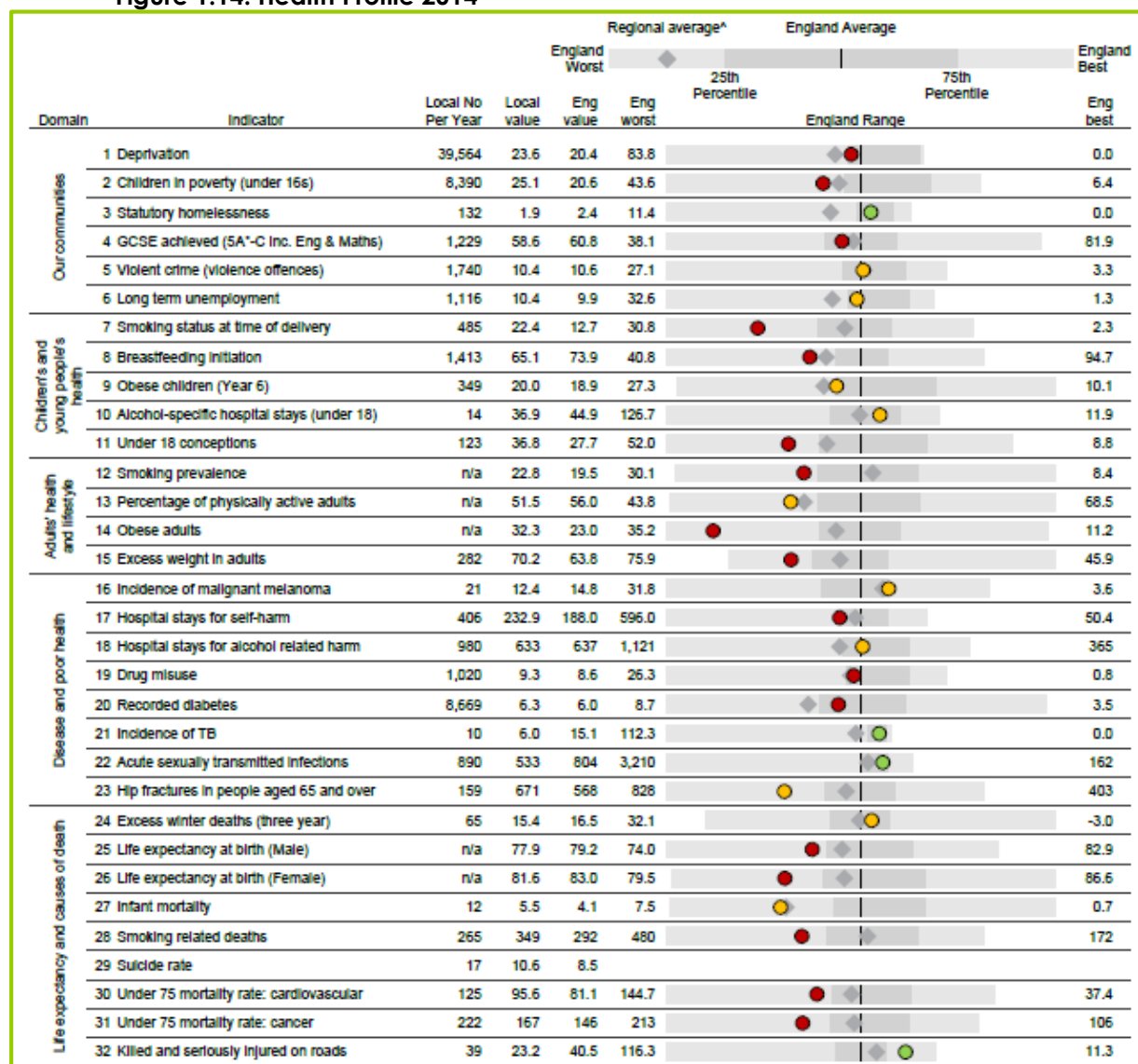
¹³² Telford & Wrekin, 2009: Rural Plan

PUBLIC HEALTH

Baseline Conditions

- 1.253 There is a wide variation across Telford & Wrekin between the more affluent and deprived areas. Some 48% of the population are classed as being on a low income in the more deprived areas with 1% in the more affluent areas. The areas with the highest levels of deprivation also have the highest numbers of people reporting poor health.
- 1.254 In general, the health of the population is generally poorer than the average for England (see Figure 1.14) performing statistically worse across 18 of the 32 indicators. However Telford & Wrekin performs statistically better for alcohol-specific hospital stays (under 18), incidence of malignant melanoma, incidence of TB, acute sexually transmitted infections, excess winter deaths and serious road injuries and deaths.

Figure 1.14: Health Profile 2014¹³³



¹³³ Public Health England (2014) Telford and Wrekin Health Profile 2014 [online]
<http://www.apho.org.uk/resource/item.aspx?RID=142221> [accessed February 2015]

- 1.255 There has been a steady increase in life expectancy for people living in Telford & Wrekin, although it is still below the national average (see Figures 1.15 and 1.16). The live expectancy of residents over the period 2007-2009 is 77.4 years for males and 82.2 for females¹³⁴. Live expectancy for males has increased by 0.4 years compared to a regional increase of 0.9 years from 2004-2006 up to to-date. Over the same period female life expectancy has increased by 1.4 years compared to a regional figure of 0.8 years.

Figure 1.15: Trends in Life Expectancy: Men¹³⁵

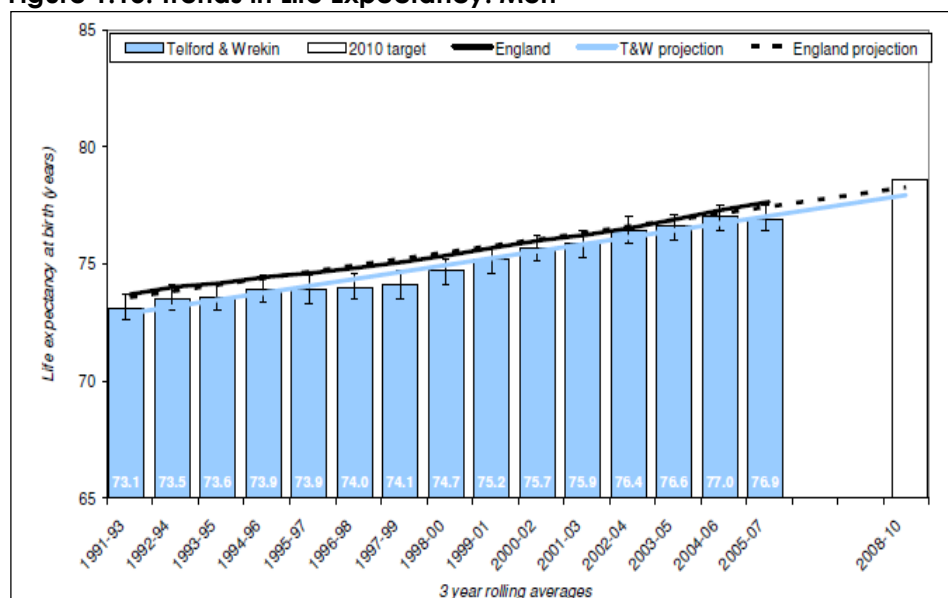
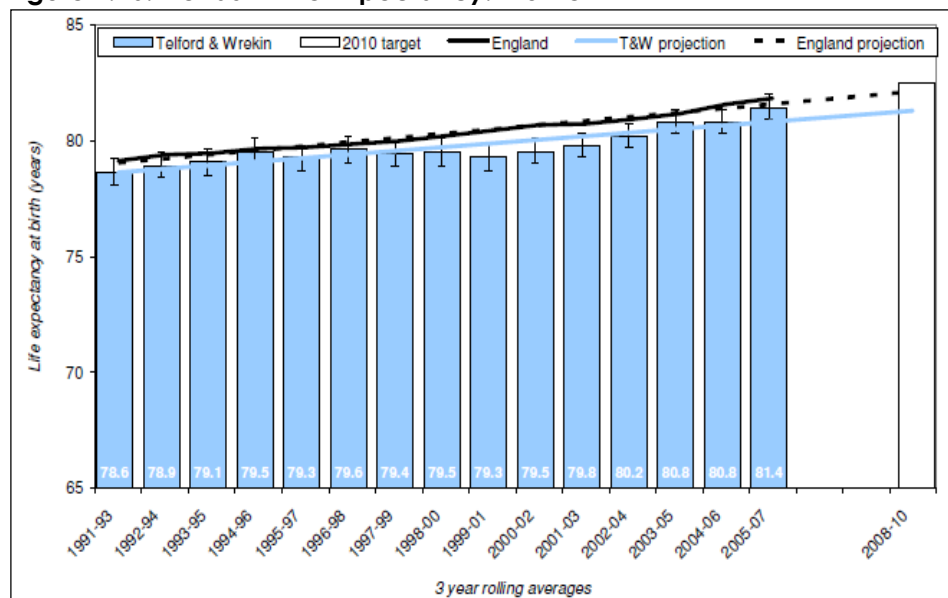


Figure 1.16: Trends in Life Expectancy: Women¹³⁶



¹³⁴ Office for National Statistics, 2011: Painting Pictures of Place Series: Local Profiles – Demography

¹³⁵ Telford & Wrekin PCT, 2009: Joint Strategic Needs Assessment, Figure 1. Source: Compendium of Clinical and Health Indicators / Clinical and Health Outcomes Knowledge Base (www.nchod.nhs.uk or www.nchod.nhs.uk), The Information Centre for health and social care. © Crown Copyright.

¹³⁶ Telford & Wrekin PCT, 2009: Joint Strategic Needs Assessment, Figure 2. Source: Compendium of Clinical and Health Indicators / Clinical and Health Outcomes Knowledge Base (www.nchod.nhs.uk or www.nchod.nhs.uk), The Information Centre for health and social care. © Crown Copyright.

- 1.256 Life expectancy for men is significantly lower in the more deprived areas than in the more affluent areas. This is the same for women in the borough but to a lesser degree¹³⁷.
- 1.257 The under 18 conception rate in Telford & Wrekin, although falling, remains significantly higher than the national average. There has been a decrease in teenage pregnancy rates during the past decade, but there were still 155 conceptions to the under 18s in 2010. The rates are highest in the most deprived communities. Smoking in pregnancy is also highest amongst teenage mothers and breastfeeding rates are exceptionally low¹³⁸.
- 1.258 Fewer people die from heart disease and stroke before the age of 75 years in Telford & Wrekin compared to ten years ago, but death rates are still higher than the national average. There is also a marked difference between deprived and more affluent areas. The all-age mortality rate from all circulatory diseases for 2007-09 is 188.2 per 100,000 persons considerably worse than for the West Midlands or England¹³⁹.
- 1.259 Just over a half (55.1%) of the 65+ population had a long-term life-limiting illness – considerably higher than the area-wide rate of 18.0%. Females are slightly more likely to have a long-term limiting illness than males (52.45 and 57.1%)¹⁴⁰. The 2004 distribution of those reporting a limiting long-term illness across Telford & Wrekin is represented in Figure 1.17 below.

Figure 1.17: Percentage Aged 65 and over Reporting a Limiting Long-Term Illness (2004 data)¹⁴¹

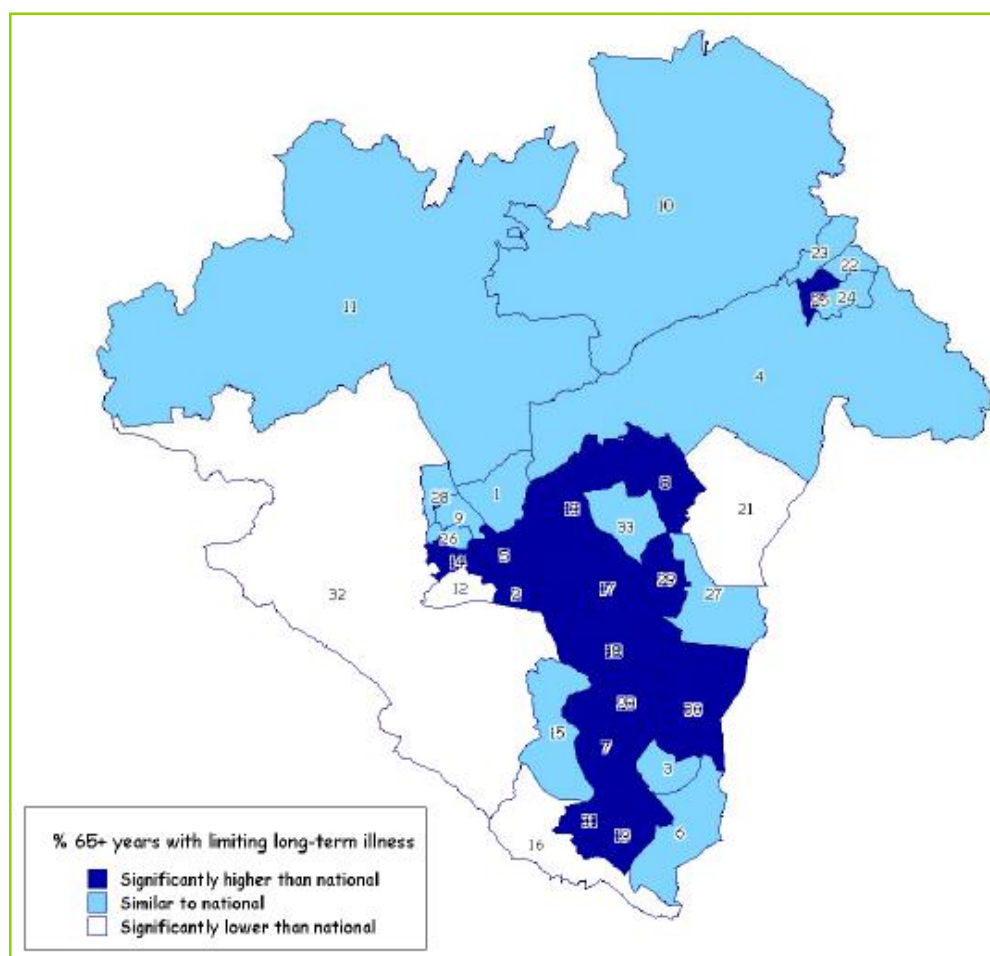
¹³⁷ Telford and Wrekin Council and Telford and Wrekin CCG (2013) Telford and Wrekin Health and Wellbeing Strategy 2013/14 to 2015/16 [online]
http://www.telford.gov.uk/downloads/file/1498/health_and_wellbeing_strategy [accessed April 2015]

¹³⁸ Ibid.

¹³⁹ Office for National Statistics, 2011: Painting Pictures of Place Series: Local Profiles – Inclusion

¹⁴⁰ Telford & Wrekin PCT and Telford & Wrekin borough Council, 2006: Older People's Strategy 2006-2016

¹⁴¹ Telford & Wrekin PCT and Telford & Wrekin borough Council, 2006: Older People's Strategy 2006-2016



- 1.260 People aged 90+ with a long-term limiting illness are most likely to live in unsuitable accommodation (9.7% compared to 6.4%). The Census reveals a clear relationship between the tenure of an older resident's home and the likelihood of having either "not good" general health and or a long term life limiting illness.
- 1.261 The pattern of health inequalities shows that performance across virtually all indicators is worse than for England and Wales (see Figure 1.18). Premature mortality rates from circulatory diseases for both men and women are statistically significantly worse than the national average for men and women in the most deprived quintile and for men in the average deprivation quintile.

Figure 1.18: Health Outcome Indicators (IMD 2007)¹⁴²

¹⁴² Telford & Wrekin PCT, 2009: Joint Strategic Needs Assessment, Executive Summary

		Data period	England and Wales position	Telford and Wrekin position	IMD 2007 Deprivation Quintile				
					Most Affluent	Affluent	Average	Deprived	Most Deprived
Life Expectancy at Birth (years)	Males	2005-07	77.5	76.9	79.7	78.6	75.3	76.3	75.2
	Females		81.7	81.2	81.6	81.6	80.4	82.3	80.0
Premature Mortality from Circulatory Diseases (age-standardised death rate per 100,000 population <75 years)	Persons	2005-07	80	89	59	70	101	94	124
	Males		112	126	81	83	149	140	177
	Females		50	54	37	57	54	51	74
Smokers Quitter Rates (no. successful quitters per 100,000 population)	Persons	2008/09	813	1,091	674	828	1,144	1,498	1,513
Smoking 4 Week Quitters (% quit at 4 weeks)	Persons	2008/09	50%	51%	65%	61%	58%	59%	50%
Smoking in Pregnancy (% mothers smoking at delivery)	Females	2008/09	16%	23%	8%	12%	21%	26%	32%
Childhood Obesity (% children classified as obese)	4-5 year olds	2008	9.6%	11.9%	10.5%	8.2%	15.0%	12.6%	13.0%
	10-11 year olds		18.3%	18.6%	13.4%	17.5%	19.0%	20.7%	21.7%
Breastfeeding Initiation (% of infants breastfed at birth)	Births	2008/09	71%	66%	79%	76%	71%	62%	54%
Breastfeeding Duration (% of infants breastfed at 6-8 weeks)	Infants	2008/09	49%	31%	48%	43%	37%	28%	22%
Alcohol-Related Harm Hospital Admissions (age-standardised hospital admission ratio)	Persons	2007/08	105	105	81	91	97	124	140

RAG Rating Categories

RED: Telford and Wrekin current position statistically significantly 'worse' than the benchmark position
AMBER: Telford and Wrekin current position higher/lower than the benchmark position, but not statistically significantly higher/lower
GREEN: Telford and Wrekin current position similar to, or statistically significantly 'better' than, the benchmark position

1.262 In terms of obesity the Health and Wellbeing Strategy¹⁴³ highlighted that:

- Obesity amongst 4-5 year olds has decreased during the past five years from 12.5% in 2006/7 to 10.4% in 2010/11. 'Excess weight' in 4-5 year olds (24.9%) remains worse than the average for England
- Amongst 10-11 year olds 252 were overweight and 318 were obese in 2010/11
- More boys than girls are obese in both the 4-5 and 10-11 year age groups
- The prevalence of obesity amongst adults is estimated to be worse than the national average at 26.5% of adults compared to 24.2% in England as a whole, this equates to 3,600 adults 16 years and over.

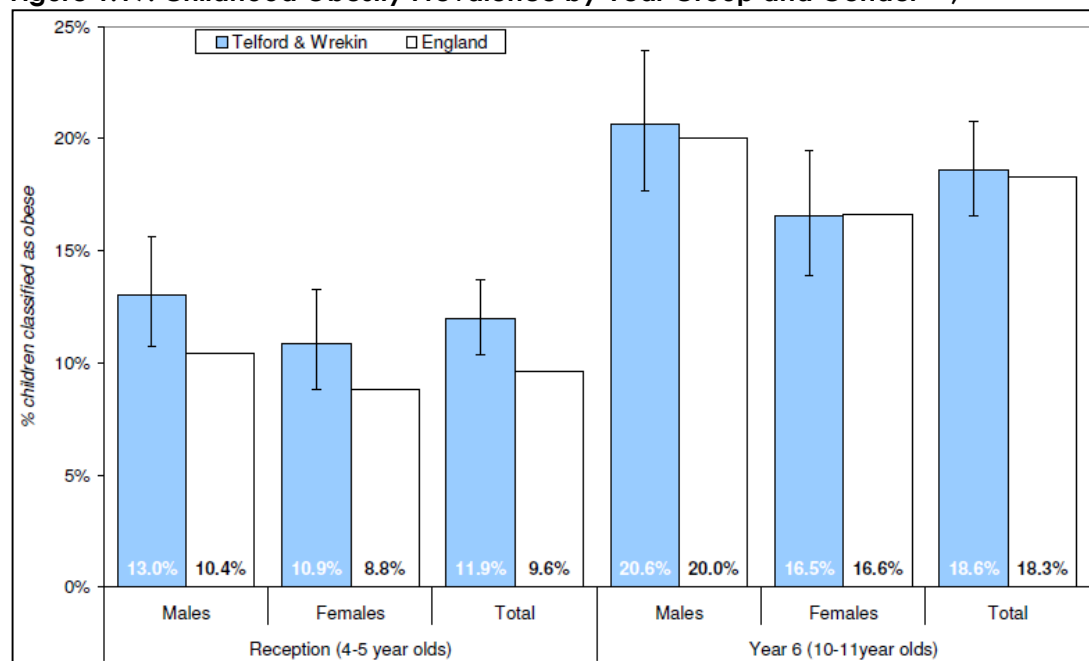
1.263 The JSNA Obesity Deep Dive Report¹⁴⁴ has also highlighted that:

- There are more than 4000 adults with a body mass index (BMI) of more than 40.
- Prevalence of obesity (28%) is above the national average (24%).

¹⁴³ Telford and Wrekin Council and Telford and Wrekin CCG (2013) Telford and Wrekin Health and Wellbeing Strategy 2013/14 to 2015/16 [online]
http://www.telford.gov.uk/downloads/file/1498/health_and_wellbeing_strategy [accessed April 2015]

¹⁴⁴ Telford & Wrekin PCT, 2009: Joint Strategic Needs Assessment, Obesity Deep Dive Report

- The cost to Telford & Wrekin from adult obesity is in the region of £42million per year.
 - Although use of local leisure facilities is generally on the increase, local people tend to take slightly less exercise than others in the West Midlands.
 - There is some evidence to suggest that use of leisure facilities by particular groups (children & young people, and disabled people) has been decreasing.
 - In general, local people tend not to eat their “five a day”.
 - The needs of local BME communities may change in the future, but at present they appear to make up a relatively low proportion of the population at risk of obesity.
- 1.264 The prevalence of childhood obesity amongst 4-5 year olds is significantly higher than the national average¹⁴⁵ (see Figure 1.19).
- 1.265 Just 20% of Telford & Wrekin's adult population engage in thirty minutes of moderate intensity physical exercise three times a week (see Table 1.13). Participation is lower for some groups of people, particularly those who are likely to experience difficulty in accessing leisure services.

Figure 1.19: Childhood Obesity Prevalence by Year Group and Gender^{146, 147}**Table 1.14: Levels of Moderate Exercise, 30 Minutes 3 Times a Day¹⁴⁸**

All adults	20%
People 55 years of age and over	11.5%
People with disabilities	8.2%
People on a low income	19%

¹⁴⁵ Telford & Wrekin PCT, 2009: Joint Strategic Needs Assessment, Health Inequalities

¹⁴⁶ Telford & Wrekin PCT, 2009: JSNA, Priority Health Outcome Summary Obesity

¹⁴⁷ Source: National Child Measurement Programme, The Information Centre for health and social care.

© Crown Copyright. <http://www.ic.nhs.uk/statistics-and-data-collections/health-and-lifestyles/obesity/national-child-measurement-programme:-resultsfrom-the-school-year-2007-08>

¹⁴⁸ Telford & Wrekin PCT, 2009: JSNA Obesity Deep Dive Report

- 1.266 Overall use of sports facilities appears to be increasing. The Active People Survey 2 (2007/08) reports a 76% satisfaction rate amongst Telford & Wrekin's population with local sports provision. However, use amongst children and young people has fallen from a high of almost 588,000 in 2005/06 to just over 514,000 in 2007/08. Use by disabled people is also about 1,200 lower than its peak in 2006/07¹⁴⁹.
- 1.267 The 2009-2010 Active People Survey 4 reveals that there has been a statistical increase in the number of adults participating in 30 minutes moderate intensity sport since 2007-08 (11.2% to 17.3%)¹⁵⁰. Recent information from Active People Survey 5 reveals a rolling 12 month activity rate of 18.1% (Jan 2010 to Jan 2011)¹⁵¹ and 16.4% (Apr 2010 to Apr 2011)¹⁵²
- 1.268 One in ten of the housing stock of Telford & Wrekin failed to meet the Government's decent homes standard, although this is better than the national average¹⁵³. However, there were 1,165 vulnerable households living in non-decent homes in the private sector. In addition one in seven households (4,200) is in fuel poverty.
- 1.269 Public transport frequently does not meet the needs of residents particularly those living in rural areas and those with poor physical mobility. This situation is likely to get worse as the population ages, particularly within rural communities.
- 1.270 Public transport is crucial to older adults enabling them to continue to access essential amenities as well as maintaining social networks. The new town layout causes certain problems for older adults in some areas. Many bus routes now run around the perimeter of estates and the distance from the centre of the estate to the bus stop can be too far for some older adults.

Telford

- 1.271 Malinslee, Dothill and Cuckoo Oak are identified as being within the 10% most health deprived areas in the country (see previous section and Figure 1.17).

Newport

- 1.272 Newport provides four super output areas in the 20% least deprived areas in the country and thus is likely to be currently amongst the healthiest parts of Telford & Wrekin.

Rural Areas

- 1.273 The key issue for rural areas is access to health care and support for carers with the effects of the high price of housing and the lack of affordable homes having the potential for adverse effects on the health of the rural communities.

¹⁴⁹ Telford & Wrekin PCT, 2009: JSNA Obesity Deep Dive Report

¹⁵⁰ Sport England, 2011: Active People Survey 4,
http://www.sportengland.org/research/active_people_survey/active_people_survey_4.aspx

¹⁵¹ Sport England, 2011: Active People Survey 5 Q1,
http://www.sportengland.org/research/active_people_survey/active_people_survey_5/quarter_one.aspx

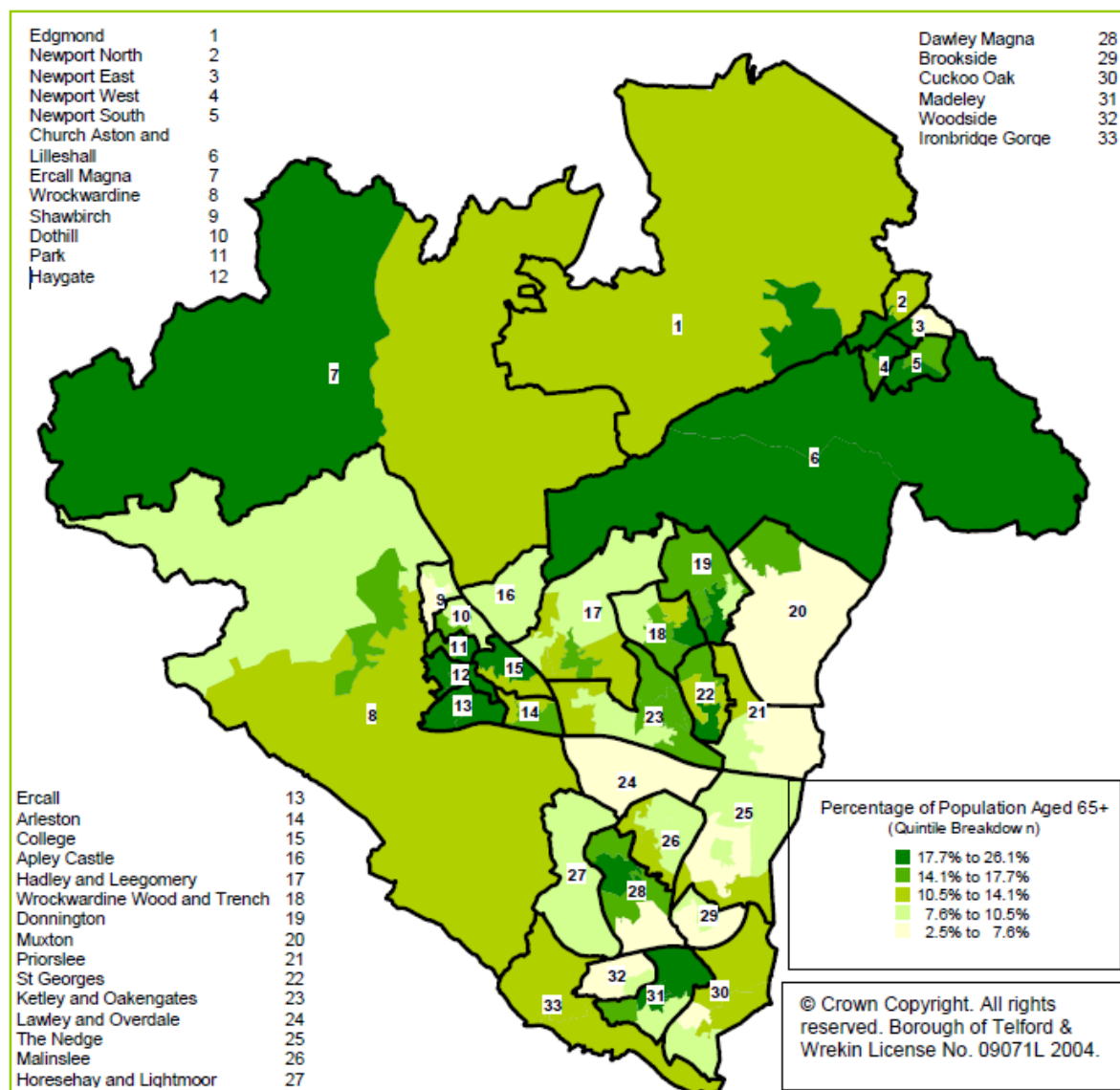
¹⁵² Sport England, 2011: Active People Survey 5 Q2,
http://www.sportengland.org/research/active_people_survey/active_people_survey_5/aps5_quarter_two.aspx

¹⁵³ Telford & Wrekin PCT & Telford & Wrekin borough 2008: Health & Well-Being Strategy Priority Plan: Promoting Healthy Communities & Improving the Quality of Life for Vulnerable and Older People

Future Baseline

- 1.274 By 2026, the population aged over 65 will have increased by 45% and significantly, people aged 85+ will have increased by 112% from 2,500 to 5,300¹⁵⁴ placing increased demand on health and care services¹⁵⁵. The distribution of over 65 year olds based on 2004 data is presented in Figure 1.20.

Figure 1.20: Distribution of those Aged Over 65 Years Old (2004 data)¹⁵⁶



- 1.275 Other forecasts over the period 2010 to 2030 for people aged 65+ living alone with a long term limiting illness will increase from 4,712 to 8,794. Also, the number of people with dementia in Telford & Wrekin is forecast to increase from 1580 in 2010 to 2705 in 2025¹⁵⁷ posing a growing challenge to meet mobility needs particularly those in the rural areas¹⁵⁸. Changes in the age profile will have implications for public services providing health, social care and also meeting different types of housing need and

¹⁵⁴ Inspira consulting, 2011: Local Economic Assessment, Supporting Information, Final Draft.

¹⁵⁵ Telford & Wrekin 2011: Sustainable Communities Strategy, Our Futures, Consultation Draft

¹⁵⁶ Telford & Wrekin Council and Telford & Wrekin PCT, 2006: Older Adults Strategy 2006-2016.

¹⁵⁷ <http://www.nepho.org.uk/mho/briefs>

¹⁵⁸ <http://www.nepho.org.uk/mho/briefs>

adaptations. Adequate housing provision is in place to deal with the changing demographic profile of Telford & Wrekin.

- 1.276 There is a need to develop a range of specialist and supported housing and related services to meet the needs of the vulnerable and ageing population. The Council has plans to develop a significant programme of extra care housing¹⁵⁹ for older people and accommodation for other vulnerable groups including young people and adults with a learning difficulty.
- 1.277 As the local population gets older there will be an increasing need for traditional homes to be adapted to meet the needs of people who are disabled. Wherever possible new homes should be built to the Lifetime homes standard so that they meet people's changing needs and reduce the need for adaptations to the home at a later stage. Some of the new homes should be suitable for people who use a wheelchair. Best use needs to be made of the existing specialist housing stock.
- 1.278 Many older adults experience a fear of crime which can curtail their activities contributing to greater isolation and reduced activity which in turn leads to poorer health. The design of the environment is crucial not just in terms of security but also mobility. Poor quality pavements, potential trip hazards, difficult road crossings and lack of dropped curbs can all limit older adult's ability to access their communities.

Telford

- 1.279 The 2009 Joint Strategic Needs Assessment Demographic Foundation report identified the following forecasts for changes in population in Telford:
- Telford Central will experience, proportionately, the largest population growth from 2008 to 2026 – up from 43,500 by 19,300 people or 44% to 62,800. Reflecting this growth, it will have the youngest population age structure with 21% aged 0 to 15 and 15% aged 65+ - compared to the authority-wide figures (18% and 18% respectively).
 - In 2008, Telford North has the largest population at 56,500 people – by 2026 the population is forecast to have grown to 70,600 people – an increase of 14,100 or 25%. The number of people aged 75+ will have increased by two thirds from 900 to 1500, with the number aged 65+ increasing by 4600 or 60%. The number 0 to 15 year olds will increase over this period from 8,800 to 13,600 (an increase of 4,800 or 54%).
 - Telford South has a relatively young population – in 2008 21% of the population was aged 0 to 15 compared to 20% authority-wide with 13% aged 65+ compared with 14% authority-wide. The population is forecast to grow by 3,600 people or 17% between 2008 and 2026.

Newport

- 1.280 In 2008, Newport's population was 17,500 and over the period to 2026, growth by just 200 people is forecast. Over this period, the population will age – in 2008 18% of the population were aged 65+. By 2026 it is forecast that over 65 year olds will increase to 23% of the population. In real terms an increase of 1,000 to 4,100 people¹⁶⁰.

¹⁵⁹ Extra care housing refers to accommodation built within a complex that provides a range of facilities and services for residents. These may include social activities and meeting places as well as health and social care services.

¹⁶⁰ Telford & Wrekin PCT and Telford & Wrekin borough Council, 2009: Joint Strategic Needs Assessment, Demographic Foundation.

CRIME & SAFETY

Baseline Conditions

- 1.281 The overall crime rate across Telford & Wrekin in 2009/10 was 42.9 crimes per thousand people (using types of crime comparable with the British Crime Survey). This represents a reduction from the 55.4 crimes per thousand in 2007/08¹⁶¹. The highest category was criminal damage at 16 per thousand persons followed by violence against the person. There has been an overall reduction in all offence types of 31.3% in 2006/07 compared to 2003/04¹⁶².
- 1.282 Nationally the risk of being a victim of any household crime was higher for households living in the most deprived areas compared with those in the least deprived areas in England (19% compared with 14%). In the most deprived areas:
- The risk of households being victims of vandalism is 8% as compared with 6% in the least deprived areas;
 - The risk of households being victims of vehicle-related theft is 7% as compared with 5% in the least deprived areas.
 - The risk of households being victims of burglary is 3% as compared with 1% in the least deprived areas¹⁶³.
- 1.283 Other trends available on crime include:
- Burglary offences have declined from 1,358 in 2001/02 to 813 in 2009/10.
 - Reported violent crime in Telford is currently being projected as being equivalent to 15 crimes per 1000 residents per year, and the majority of these (some 80%) are estimated to be in the "Other Violence against the Person" category. The number of recorded incidents has reduced from 4,395 in 2003/04 to 2,139 in 2009/10¹⁶⁴.
 - Estimates suggest that around 40% of the violent crime recorded by police is alcohol-related, and approximately the same percentage occurs in a public place.
 - Around 20% of incidents occurring are 'flagged' as being potential domestic abuse incidents.
 - 75% of respondents to the Telford & Wrekin Citizens Survey agree that people from different backgrounds get on well in their local neighbourhood, 25% disagree.
- 1.284 The 2009 Annual Monitoring Report illustrates the distribution of crime (see Figure 1.21 below).

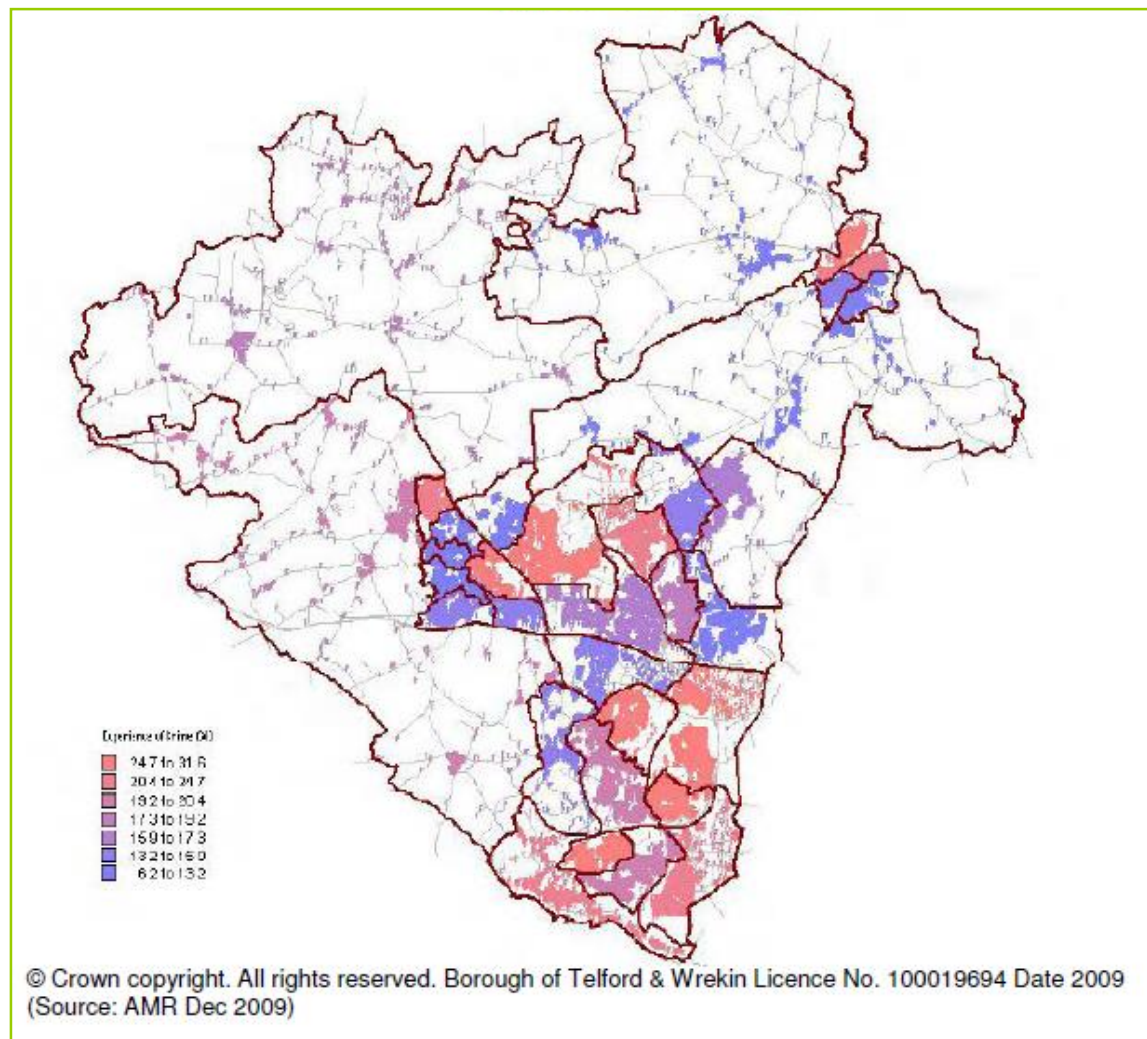
¹⁶¹ Office for National Statistics, 2011: Painting Pictures of Place Series: Local Profiles – Inclusion

¹⁶² Telford & Wrekin PCT & Telford & Wrekin borough 2008: Health & Well-Being Strategy Priority Plan: Promoting Healthy Communities & Improving the Quality of Life for Vulnerable and Older People

¹⁶³ Home Office, 2010: Crime in England and Wales 2009/10.

¹⁶⁴ Office of National Statistics, 2011:

<http://neighbourhood.statistics.gov.uk/dissemination/LeadTrendView.do?a=7&b=276831&c=Telford+and+Wrekin&d=13&e=3&f=26601&g=396941&i=1001x1003x1004x1005&l=904&o=326&m=0&r=1&s=1309121893228&enc=1&adminCompId=26601&variableFamilyIds=6182&xW=861>

Figure 1.21: Distribution of the Experience of Crime**Future Baseline**

- 1.285 The 2010 Local Climate Impact Profile suggested an increase in anti-social behaviour in warmer weather.

GEOLOGICAL SITES

Baseline Conditions

- 1.286 This section provides a review of the information concerning contaminated land, geological sites and soils.

Authority-wide

- 1.287 The occurrence of contaminated land within Telford is recognised by the Council's Contaminated Land Strategy¹⁶⁵. There are 1200 sites that relate to past potentially contaminative uses, (see Figure 1.22). These sites have been identified following a screening review of coarse data and do not represent an indication of the extent of formally designated contaminated land.
- 1.288 There are 300 Local Geological Sites in Shropshire alone and 26 Local Geological Sites in Telford & Wrekin¹⁶⁶ (see Figure 1.23). In 2010/11 a total of 9 sites were assessed as in good condition and therefore in appropriate management. Three regional sites have been assessed as in poor or declining condition. The remaining 14 sites are unclassified and need assessment. It is noted that several Local Geological Sites are associated with the Wenlock AONB and hence will receive indirect protection through that mechanism.
- 1.289 In terms of soils, there are sites of Best and Most Versatile Agricultural Land (BMV)¹⁶⁷ in the borough ranging from Grade 2 in the Weald Moors and the west of the Wrekin to Grade 3 in Lilleshall, Muxton and Redhill. In the area of Little Wenlock the grading is between 3 and 5. There is a substantial area of peat found in the Weald Moors which contributes to the storage of carbon.

¹⁶⁵ Telford & Wrekin, 2009: Contaminated Land Strategy.

¹⁶⁶ Telford & Wrekin 2010: 3rd Local LTP Strategic Environmental Assessment Health Impact Assessment and Habitat Regulations Assessment Environmental Report.

¹⁶⁷ Classification of land by DEFRA according to quality. The quality of agricultural land is based on the extent to which its physical or chemical characteristics impose long term limitations on the agricultural use of the land for food production. The scale ranges from 1 (excellent) to 5 (uncultivated land suitable for rough grazing only) with the best and most versatile falling within grades 1, 2 and 3a.

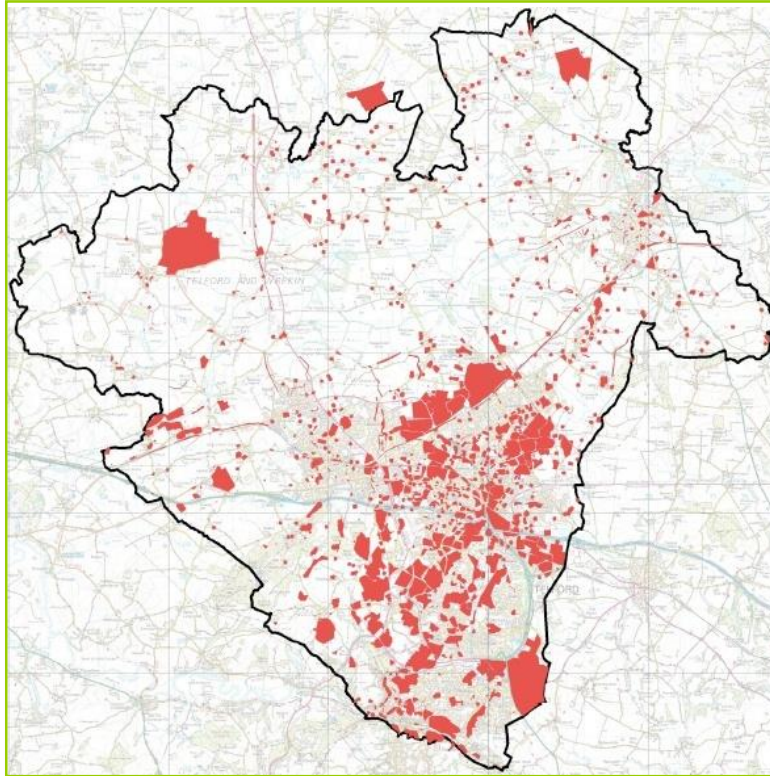
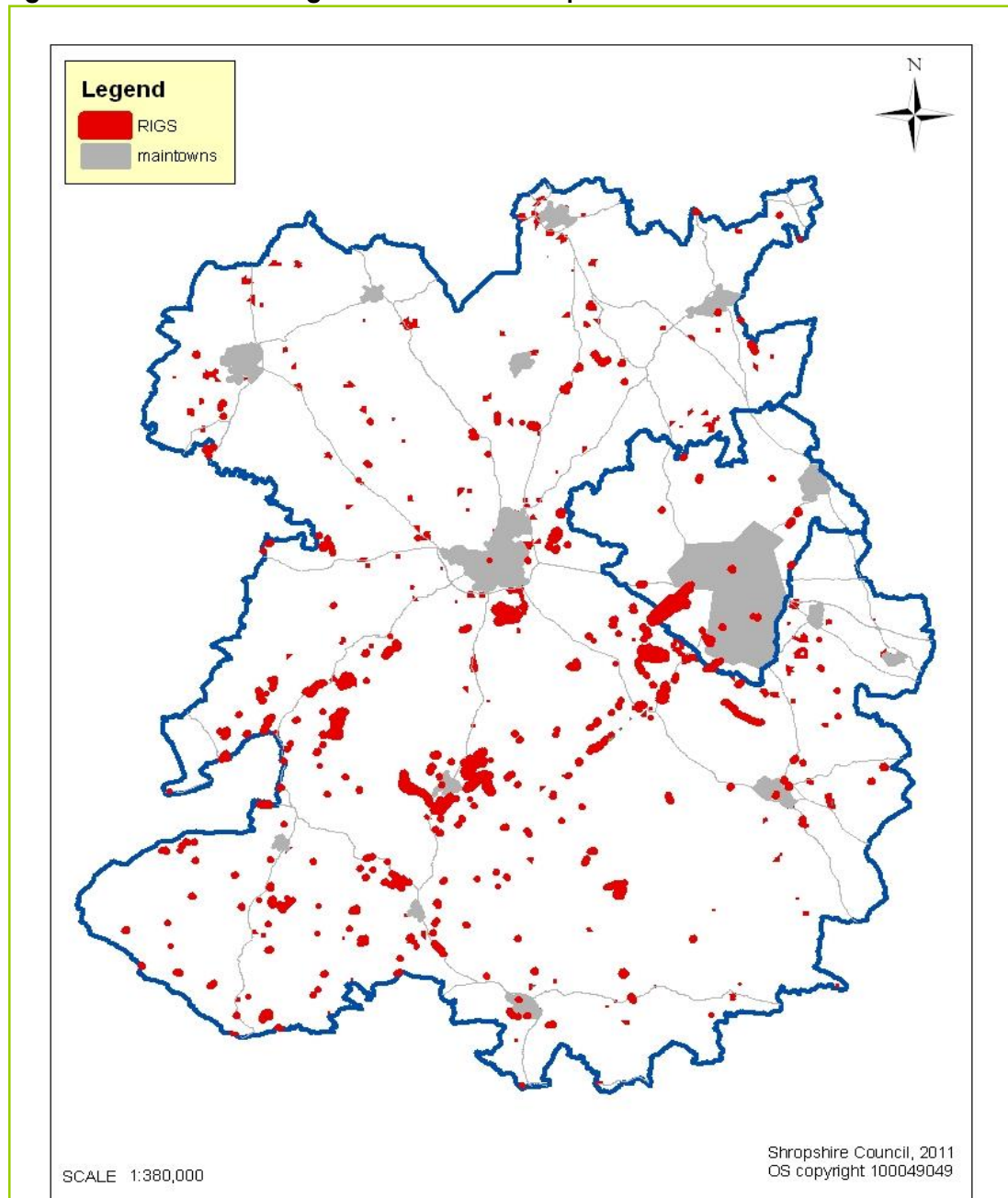
Figure 1.22: Sites of Potential Concern

Figure 1.23: Local Geological Sites across Shropshire¹⁶⁸

Future Baseline

- 1.290 As noted previously, the regulations require that the appraisal is undertaken by comparison of the future with and without the plan. This section provides a view on the future baseline.
- 1.291 There is no information on trends and future studies of Local Geological Sites or details of potential threats to geodiversity such as natural deterioration of rock exposures and infilling of old quarries.

¹⁶⁸ Produced by Shropshire Council, Development Management, based on information provided by the Shropshire Geological Society.

BIODIVERSITY

Baseline Conditions

1.292 This section provides a review of the status of biodiversity across Telford & Wrekin.

Authority-wide

1.293 There are no Ramsar, SPA or SAC sites within Telford & Wrekin Council¹⁶⁹, however the following five internationally designated site are within 20km of the boundary:

- **Midland Meres and Mosses Phase 2 Ramsar Site** – a series of wetland sites - composite sites within 20km of the Authority boundary include:
 - Aqualate Mere 0.4 km to the east
 - Hencott Pool 5.9 km west
 - Cop Mere 7.6 km north-east
 - Brownheath Moss 15 km north-west
 - Fens Whixall, Bettisfield, Wem and Cadney Mosses
 - Sweatmere and Crossmere 16.5km north-west
- **Motley Meadows SAC** 5.6km to the east
- **Midland Meres and Mosses Phase 1 Ramsar Site** – a series of wetland sites - composite sites within 20km of the Authority boundary include:
 - Berrington Pool 6.9km to the west
 - Bomere, Shomere and Betton Pools 8km west
 - Brown Moss
 - Fenemere 11.4km north-west
 - White Mere 19.8km north-west
- **Brown Moss SAC** 16.4km to the north-west
- **Fenn's Whixall, Bettisfield, Wem and Cadney Mosses SAC and Ramsar** 16.5km to the north-west.

1.294 Aqualake Park in Stafford is a Ramsar site and part of the Midland Meres and Mosses SAC. This site supports rare wetland plant species and invertebrates including several rare species and 16 Red Data Book insect species.

1.295 There are eight Sites of Special Scientific Interests (SSSIs) – Allscott Settling Ponds, Lincoln Hill, Lydebrook Dingle, New Hadley Brick Pit, The Wrekin and The Ercall, Tick Wood and Benthall Edge, Newport Canal, and Muxton Marsh. The SSSIs cover 372.33 ha, of which 71% meet the PSA (public service agreement) target as assessed when last surveyed in October 2010¹⁷⁰ (see Figure 1.24).

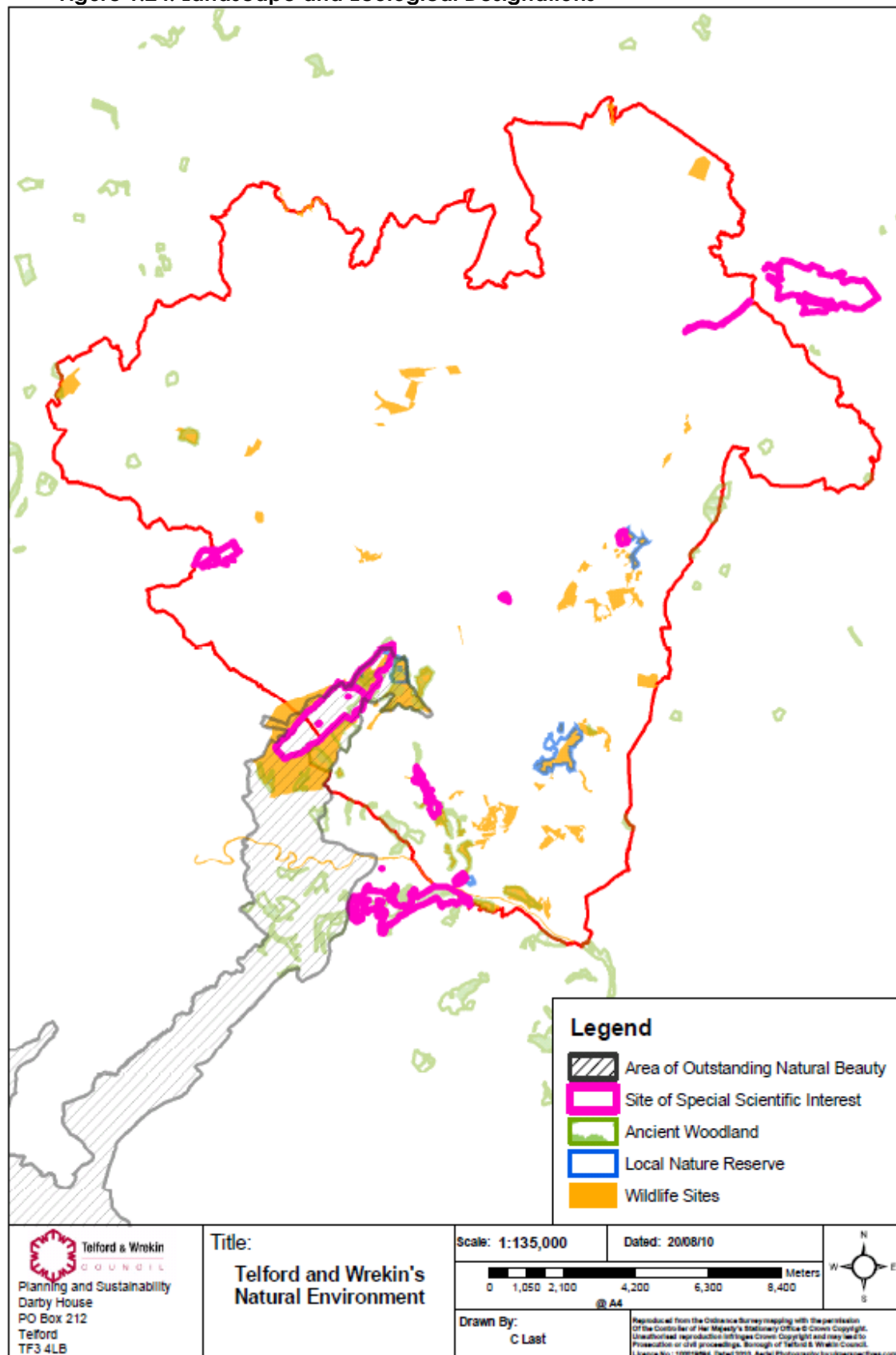
1.296 There are currently five (Local Nature Reserves (LNRs) in Telford & Wrekin – Telford Town Park, The Ercall & Lawrence's Hill, Limekiln Wood, Lodge Field and Granville Country Park. The LNRs cover a total of 189.21 ha¹⁷¹. Additionally, there are 1298.32 ha of Wildlife Sites and 11.22 ha of areas of biodiversity importance recognised since April 2008¹⁷².

¹⁶⁹ Telford & Wrekin 2009: Screening assessment of Telford and Wrekin Local Development Framework

¹⁷⁰ Telford & Wrekin, 2010: 3rd LTP Strategic Environmental Assessment Health Impact Assessment and Habitat Regulations Assessment Environmental Report. December 2010

¹⁷¹ Telford & Wrekin, 2010: Local Development Framework Annual Monitoring Report

¹⁷² Telford & Wrekin, 2010: Local Development Framework Annual Monitoring Report

Figure 1.24: Landscape and Ecological Designations

- 1.297 The number and area of Local Nature Reserves (LNR) is increasing in Telford & Wrekin. 2011 figures reveal 1.13 ha of LNR per 1000 population based on population figure of 168,600 and current total area of LNR of 190 ha.
- 1.298 Twenty nine of a total of 66 wildlife and geological sites (44%) are in positive management. Many sites exist as small pockets within urban areas, so the habitat is fragmented.

Telford

- 1.299 Although there are no formally designated biodiversity sites in Central Telford, there are many informal areas with potentially significant biodiversity interest¹⁷³. These areas are termed Strategic Biodiversity Areas and are identified in Figure 1.25 with the following biodiversity hotspots being recorded in a Biodiversity Technical Paper¹⁷⁴:
- **Malinslee link:** Rough grassland and semi-mature woodlands with potential to support reptiles, amphibians, birds, bats, badgers and invertebrates. The site is also forms part of a corridor between the Town Park area and Old Park / M54 corridor.
 - **The Belvedere Mound:** Heavily treed and an important ecological resource and amenity space consisting of woodland, scrub and rough grassland with the potential to support birds, bats and invertebrates.
 - **Northern Part of Old Park West:** Semi-improved grassland, four landscaped ponds, trees and scrub with the potential to support amphibians, reptiles, birds and invertebrates. Also part of a corridor between the Town Park area and Old Park / M54 corridor.
 - **The Coppice:** Patches of woodland, grassland (improved, semi-improved and rough), scrub and a pond with potential to support bats, amphibians, reptiles, birds, badgers and invertebrates.
 - **Part of Central Park Core:** Trees, scrub and ponds with potential to support birds, amphibians, reptiles, badgers, invertebrates and foraging bats. It links to the north and west along the A442, the railway and the motorway.
 - **Southern part of Priorslee Sub Area:** Woodland and scrub with potential to support birds, bats and invertebrates, that provides links to the north along St. George's by-pass, and to woodland and grassland to the east.
- 1.300 Brownfield sites, pit mounds and quarries provide important wildlife habitats, within urban Telford, which are locally distinct. The majority of the local nature reserves and wildlife sites in the borough are located in the urban area and may suffer from development, lack of appropriate management and visitor pressures.

Newport

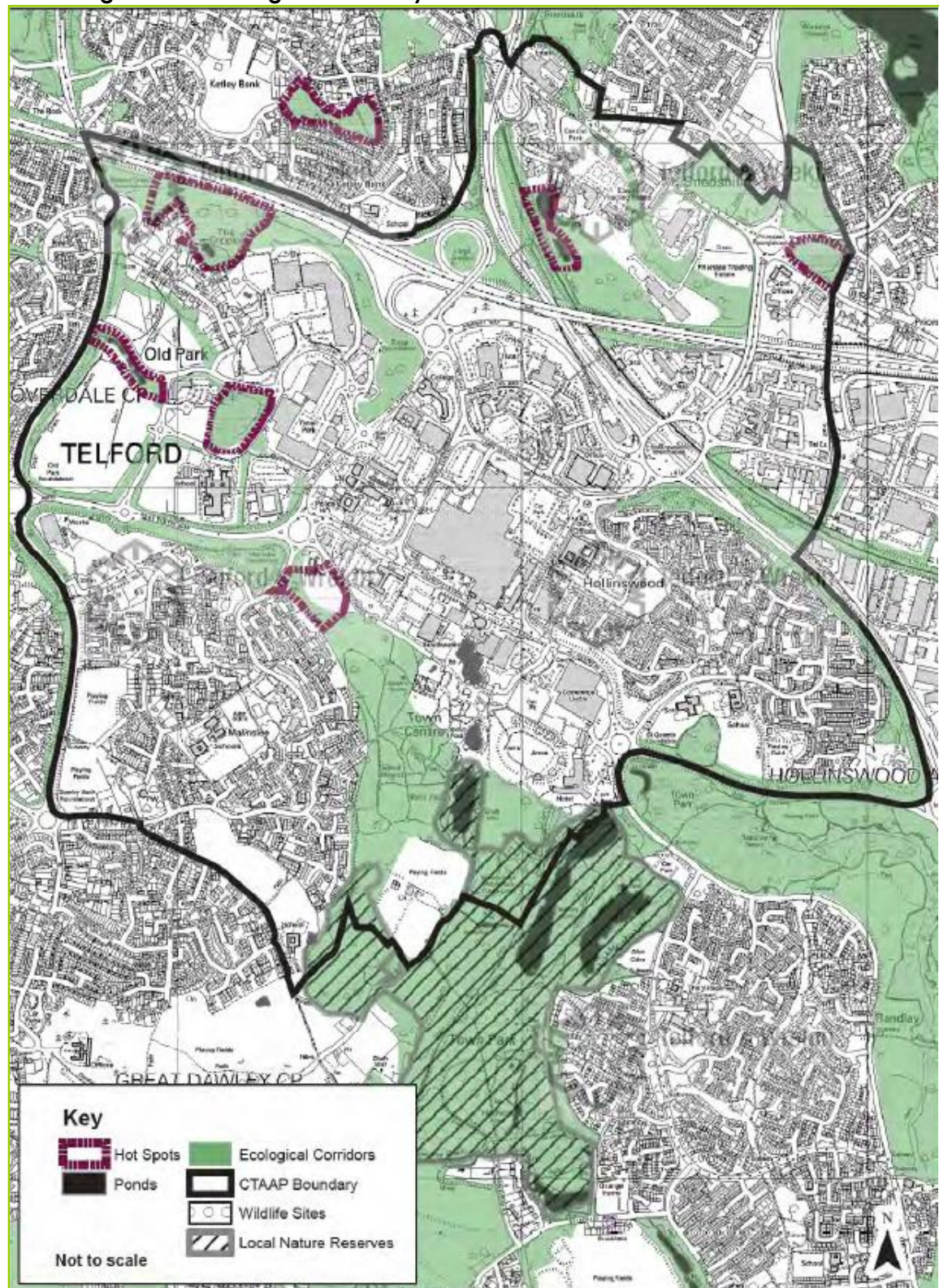
- 1.301 To the east of Newport (3km) is the Aqualate Mere part of the Midland Meres Mosses Phase 2 Ramsar site. The mere is the largest open body of water in the region and is over 1 mile long. The mere supports a diverse fish population, in particular pike and bream, and large numbers of wintering and breeding wildfowl. Up to three thousand duck maybe present on the mere in the winter months, mallard, teal, wigeon, pochard, tufted duck, goldeneye, and gadwall are generally the most numerous. Historically Aqualate has always been important for its wintering

¹⁷³ Telford & Wrekin 2009, Central Telford Area Action Plan Biodiversity Technical Paper.

¹⁷⁴ Telford & Wrekin 2009, Central Telford Area Action Plan Biodiversity Technical Paper.

shoveler¹⁷⁵. The separate ecological units of this site are in either favourable or unfavourable recovering states.

Figure 1.25: Strategic Biodiversity Areas of Central Telford



¹⁷⁵ Natural England, 2011: Aqualate Lane: What Makes it Special?
<http://www.naturalengland.org.uk/ourwork/conservation/designatedareas/nnr/aqualatewhatmakesitspecial.aspx>

- 1.302 There is no information concerning the biodiversity across the non-designated areas. However Newport is close to the Weald Moors which provides important habitat for birds such as Lapwings and other wading birds.

Rural Areas

- 1.303 No information is available concerning the biodiversity across the non-designated areas

Future Baseline

Authority-wide

- 1.304 While improvements in biodiversity have taken place, this is to be set against the adverse effects of increasing human pressures, the effects of climate change and declining budgets. Hence there is a risk that biodiversity interests may at best continue with little change over the plan period.
- 1.305 Reliance on groundwater abstractions means that sites and habitats such as the Muxton Marsh SSSI dependent on high water tables could be affected by increased water abstraction¹⁷⁶.

Telford

- 1.306 It is difficult to forecast trends given the increased recognition of the value of biodiversity and green corridors set against the increasing development and human pressures.

Newport

- 1.307 The future of Aqualate Mere site is influenced by the hydrological regime and the effects of nutrient enrichment. It is envisaged that its condition will gradually improve ignoring the potential consequences of climate change.

Rural Areas

- 1.308 There is no information available on trends and future condition, beyond the supposition that agricultural change, climate change and recreational pressures could negatively affect biodiversity interests.

¹⁷⁶ Telford and Wrekin Preliminary Water cycle study August 2009

GREEN INFRASTRUCTURE

Baseline Conditions

1.309 This section considers the subject of green infrastructure.

Authority-wide

1.310 Telford & Wrekin is characterised by its green and open spaces in both its urban and rural areas. Thirty eight percent of the land area of Telford consists of open space¹⁷⁷.

1.311 Green infrastructure comprises the collection of different types of green spaces and green features, rather than a type itself. The different types are:

- Agricultural land;
- Allotments and community garden;
- Cemetery, churchyard or burial ground;
- Incidental green space;
- Grassland, heathland, moorland, scrubland;
- Green roof;
- Institutional grounds;
- Orchard;
- Outdoor sports facility;
- Parks, public gardens and recreation grounds;
- Private domestic garden;
- Street trees;
- Water body;
- Water course;
- Wetland;
- Woodland;
- Not green infrastructure

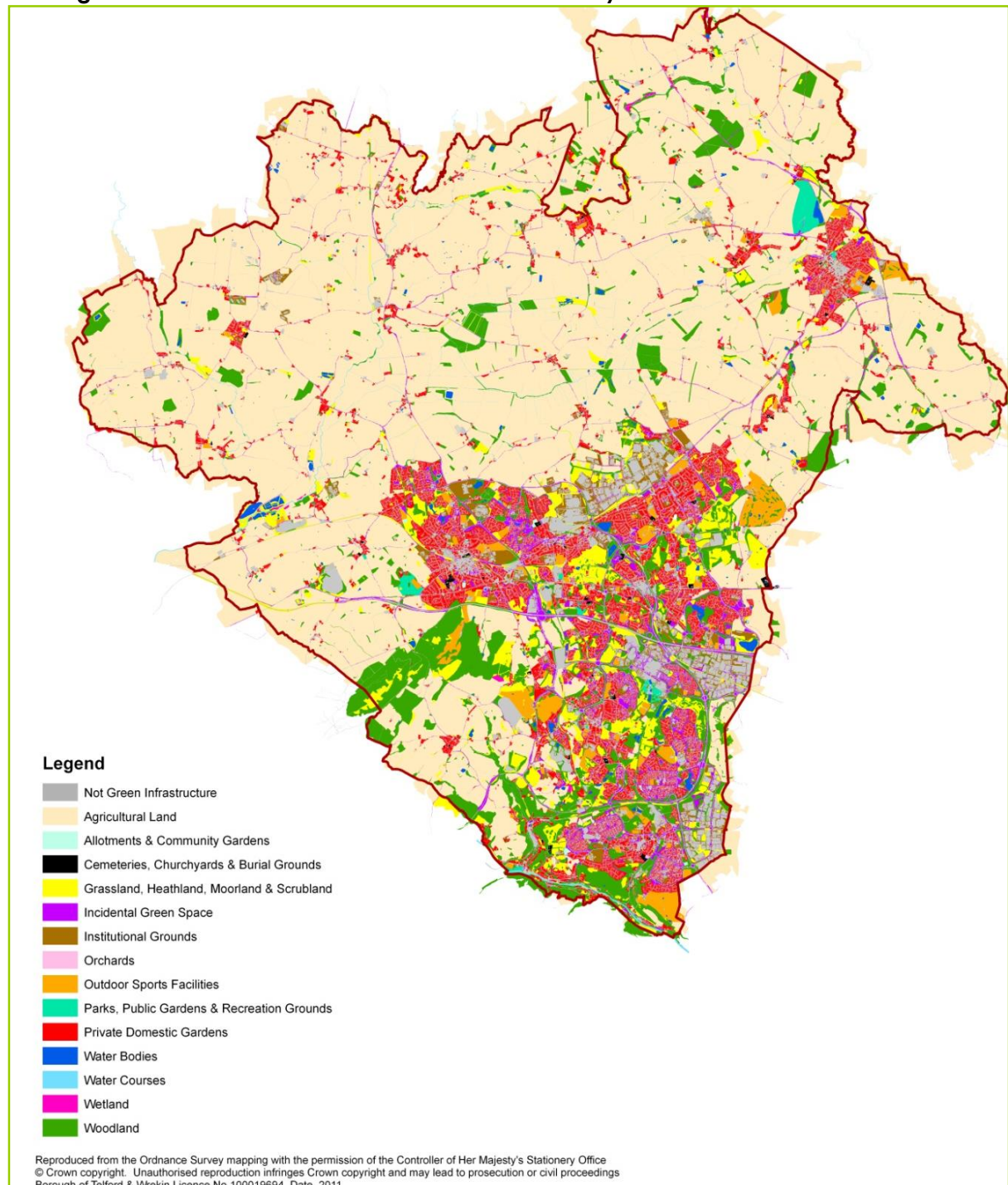
1.312 An illustration of the distribution of green infrastructure in Telford & Wrekin is provided by Figure 1.26 with the area of each green infrastructure type being presented in Table 1.14.

Table 1.15: Telford & Wrekin Green Infrastructure Typology

Type of Green Infrastructure	Area in ha	Percentage of Authority
Agricultural Land	18088.5	62.29%
Not Green Infrastructure	2850.6	9.82%
Woodlands	2502.3	8.62%
Private Domestic Gardens	2057.5	7.09%
Grassland, Heathland, Moorland, Scrubland	1237.4	4.26%
Incidental Green Space	784.5	2.70%
Institutional Grounds	515.7	1.78%
Outdoor Sports Facilities	498.3	1.72%
Water Bodies	184.9	0.64%

¹⁷⁷ Telford & Wrekin 2007: Core Strategy Development Plan document adopted December 2007

Parks, Public Gardens & Recreation Grounds	122.9	0.42%
Water Courses	118.6	0.41%
Cemeteries, Churchyards & Burial Grounds	35.7	0.12%
Wetlands	28.6	0.10%
Allotments & community Gardens	11	0.04%
Orchards	1.6	0.01%
Total	29038.1	100.00%

Figure 1.26: Green Infrastructure across the Authority

1.313 Green infrastructure is increasingly recognised as being of importance for the following services that it can provide:

- Recreation - public
- Aesthetic
- Recreation – restricted public
- Green travel route
- Trapping air pollutants
- Shading from the sun

- Evaporative cooling
 - Corridor for wildlife
 - Noise absorption
 - Habitat for wildlife
 - Cultural asset
 - Soil stabilisation
 - Heritage
 - Timber production
 - Carbon storage
 - Food production
 - Learning
 - Biofuels production
 - Wind shelter
 - Water interception
 - Inaccessible water storage
 - Accessible water storage
 - Water conveyance
 - Pollutant removal
 - Water infiltration
 - Flow reduction
 - Recreation – private
- 1.314 There are also over 250km of rights of way and 6 country/district parks across Telford & Wrekin:
- Hartshill District Park;
 - Bowring District Park;
 - Dale End District Park;
 - Dawley Park;
 - Victoria Park;
 - Granville Country Park / Donnington Recreation Ground.
- 1.315 Parks are one of the most frequently used types of open space within Telford & Wrekin with 34% of respondents to the household survey indicating that they use them weekly and 11% visiting parks daily¹⁷⁸. As Table 1.15 illustrates the provision of parks & gardens is uneven across Telford & Wrekin. While Telford north east has apparently no provision, in practice the proximity of Granville Country Park / Donnington Recreation Ground more than compensate.
- 1.316 The 2008 Open Space, Sport & Recreation Facilities Study¹⁷⁹ identified six analysis areas; Telford North East; Telford North West; Telford Central; Telford South; Newport and the Rural Area. Three of these areas fall within the Central Telford Area Action Plan boundary (Telford North East, Telford North West and Telford Central)¹⁸⁰.
- 1.317 The provision of natural and semi natural open space is set out in Table 1.16. Eight sites have been excluded as they cover substantial areas (ranging from 50ha to

¹⁷⁸ PMP, 2008: Open Space, Sport and Recreation Facilities Study

¹⁷⁹ PMP, 2008: Open Space, Sport & Recreation Facilities Study

¹⁸⁰ A series of strategy papers have been produced by Telford & Wrekin Authority addressing aspects such as play, parks, playing pitch, allotments, tree & woodland etc.

273ha). These are: Castle Pools; Oil House Coppice; Loamhole Dingle; Coalport Road NSN; Lloyds Coppice; Donnington Wood NSN; Town Park NSN; Limekiln Wood; and The Wrekin. There are currently 143 natural and semi natural open spaces equal to 1071 ha. The size of sites varies –some sites are less than 0.2ha whilst others are over 44 ha. Between 2006 and 2009, 16.04 ha of open space taken by development¹⁸¹.

Table 1.16: Parks & Gardens in Telford & Wrekin¹⁸²

Analysis areas	Current provision	Number of sites	Smallest site (hectares)	Largest site (hectares)	LDF population (2016)	Provision (ha) per 1000 population (2016)
Telford north west	0.89	1	0.89	0.89	48,739	0.0183
Telford north east	0	0	0	0	35,662	0.0000
Telford central	3.05	3	0.7	1.57	45,756	0.0667
Telford south	4.56	1	4.56	4.56	23,440	0.1945
Newport	1.46	1	1.46	1.46	12,648	0.1154
Overall	9.96	6	0.7	4.56	166,245	0.0547

Table 1.17: Provision of Natural and Semi-Natural Open Space¹⁸³

Analysis areas	Current provision	Number of sites	Smallest site (hectares)	Largest site (hectares)	LDF population (2016)	Provision (ha) per 1000 population (2016)
Telford north west	229.81	34	0.16	42.4	48,739	4.7151
Telford north east	182.31	25	0.03	37.92	35,662	5.1122
Telford central	302.19	31	0.78	44.74	45,756	6.6044
Telford south	205.02	28	0.54	21.43	23,440	8.7467
Newport	22.08	5	0.32	11.43	12,648	1.7457
Rural	229.63	20	0.5	42.57	15,855	14.4827
Overall	1071.04	143	0.03	44.74	182,100	5.8816

1.318 In terms of amenity green space, there are several areas that fall outside of the 10 minute walk time catchment, however many residents outside the catchment for formal parks and gardens are able to access amenity green space. In some instances, residents are able to access a park but not amenity green spaces. The distribution of amenity green space is summarised in Table 1.17 below.

¹⁸¹ Telford & Wrekin Council, 2010: Annual Monitoring Report.

¹⁸² PMP, 2008: Open Space, Sport and Recreation Facilities Study

¹⁸³ PMP, 2008: Open Space, Sport & Recreation Facilities Study

- 1.319 The provision of open space for children (see Table 1.18) revealed 130 play areas across Telford & Wrekin, mostly within Telford central (38) and Newport (9). The overall current provision is 15.86h. In terms of outdoor sports facilities Telford & Wrekin appears well served with the exception of parts of Telford.

Table 1.18: Amenity Green Space

Analysis areas	Current provision	Number of sites	Smallest site (hectares)	Largest site (hectares)	LDF population (2016)	Provision (ha) per 1000 population (2016)
Telford north west	75.3	40	0.11	11.1	48,739	1.5450
Telford north east	34.62	34	0.20	4.34	35,662	0.9708
Telford central	61.70	49	0.14	5.81	45,756	1.3485
Telford south	14.69	16	0.37	2.62	23,440	0.6267
Newport	2.60	8	0.08	0.94	12,648	0.2056
Rural	13.71	15	0.15	2.10	15,855	0.8647
Overall	202.62	162	0.08	11.1	182,100	1.1127

Table 1.19: Provision for Children¹⁸⁴

Analysis areas	Current provision	Number of sites	Smallest site (hectares)	Largest site (hectares)	LDF population (2016)	Provision (ha) per 1000 population (2016)
Telford north west	3	26	0.02	0.39	48,739	0.0616
Telford north east	2.23	24	0.02	0.32	35,662	0.0625
Telford central	5.14	38	0.01	1.51	45,756	0.1123
Telford south	2.1	19	0.01	0.43	23,440	0.0896
Newport	1.35	9	0.02	0.44	12,648	0.1067
Rural	2.04	14	0.02	0.51	15,855	0.1287
Overall	15.86	130	0.01	1.51	182,100	0.0871

- 1.320 There are 12 allotments sites with 3 administered by the Council (see Table 1.19). Seven sites currently have waiting lists with the highest demand being for Admaston allotments (two-years). Table 1.20 from the Allotments Strategy¹⁸⁵ provides an analysis of the waiting list by site as of 2009. Consultations undertaken as part of the Open Space, Sport & Recreation Facilities Study revealed the highest level of dissatisfaction to be in Newport.

- 1.321 Officers have advised that there is a shortage of cemetery space in the Authority.

¹⁸⁴ PMP, 2008: Open Space, Sport & Recreation Facilities Study

¹⁸⁵ Telford & Wrekin Authority Council, 2009: Telford & Wrekin Allotments Strategy 2009-2014

Table 1.20: Provision of Allotments in the Authority¹⁸⁶

Analysis areas	Current provision	Number of sites	Smallest site (hectares)	Largest site (hectares)	LDF population (2016)	Provision (ha) per 1000 population (2016)
Telford north west	3	2	1.17	1.83	48,739	0.06
Telford north east	0.47	1	0.47	0.47	35,661	0.01
Telford central	2.18	3	0.62	0.94	45,755	0.05
Telford south	2.92	3	0.11	2.03	23,439	0.12
Newport	0.97	2	0.14	0.83	12,648	0.08
Rural	1.06	1	1.06	1.06	15,855	0.07
Overall	10.6	12	0.11	2.03	182,097	0.06

Telford

1.322 A vision for Telford New Town was to create a Forest City¹⁸⁷ by lining roads and defining discrete parcels of land use, to segregate residential, industrial and commercial uses. Today, Telford is characterised by extensive areas of open space (38% of the land area), including, most prominently, the Town Park¹⁸⁸. Among the attributes are:

- **Parks:** There are six parks in Telford: Hartshill Park; Granville Country Park; Dawley Park; Bowring Park; Donnington Recreation Ground; and Dale End Park.
- The 170ha Telford Town Park, in close proximity to the Town Centre Core, is of local and regional significance. Physical barriers between the two have been created by development in Southwater. A 70ha Local Nature Reserve (shortly to be 90ha), formal gardens, children play areas and sports fields attract visitors beyond a 15 minute walk¹⁸⁹.
- The quality of parks is predominantly good, with only Victoria Park and Hartshill Park achieving scores below 80%¹⁹⁰. Application of the accessibility standards highlight under provision to the north of Telford as only Hartshill Park is within this area.
- While deficiencies exist in North West of Telford, particularly around Wellington, other parks are located in Oakengates and Dawley¹⁹¹. The area is also well served by amenity green space with 40 sites of a variety of sizes.
- While there are no formal parks in the North East of the town and other parks are a significant distance away, the area is served by amenity open space. The Green Space Technical Report provides a representation of areas with deficiencies in accessibility (see Figure 1.26).

¹⁸⁶ PMP, 2008: Open Space, Sport & Recreation Facilities Study

¹⁸⁷ PMP, 2008: Open Space, Sport & Recreation Facilities Study

¹⁸⁸ Telford & Wrekin 2007: Core Strategy

¹⁸⁹ PMP, 2008: Open Space, Sport & Recreation Facilities Study

¹⁹⁰ PMP, 2008: Open Space, Sport & Recreation Facilities Study

¹⁹¹ PMP, 2008: Open Space, Sport & Recreation Facilities Study

Table 1.21: Location of Allotments Across the Authority

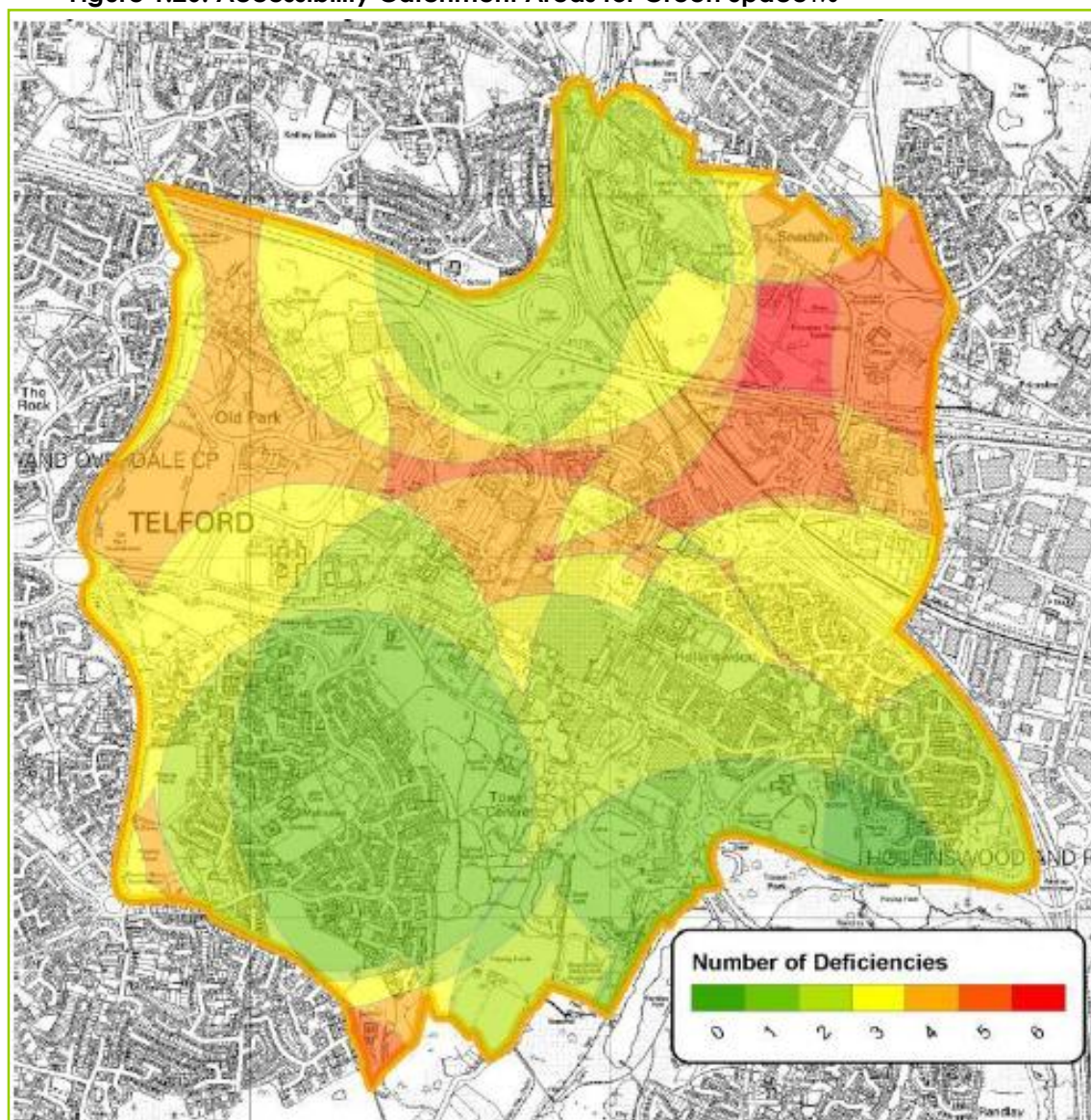
Site	Managed/Details	Size and Status
Admaston Ringers Lane Admaston	Admaston Allotment Association	Size of Site – 10,848m ² 2 year waiting list
Brookside Brookside Avenue Telford	Telford & Wrekin Council	Waiting list 25 Plots in total Size of Site – 5,300 m ²
Randlay Allotments Randlay Avenue Telford	Telford & Wrekin Council	2 year waiting list, 70 on list Size of Site – 9,360m ² 58 Plots in total
Wellington Wrekin View Road Wellington Telford	Telford & Wrekin Council	Waiting list closed. 59 Plots in total Size of Site – 11,828 m ²
Leegomery Allotments	Leegomery Allotment Association	Waiting List closed 70 Plots Size of Site – 11,345 m ²
Madeley West View West View Road Madeley Telford	Madeley Parish Council	Waiting List 10 Plots Size of Site – 1,055 m ²
Sutton Hill Bridgnorth Road Sutton Hill Telford	Madeley Parish Council	Waiting List 52 Plots Size of Site - 7,727 m ²
Newport Meadow Road	Newport Town Council	25 Plots Size of Site – 3,297m ²
Newport Boughy Road	Newport Town Council	15 Plots Size of Site – 13,987 m ²
Stirchley – Only for residents of Stirchley Parish	Stirchley Parish Council	2 year waiting list 42 Plots Size of Site – 5,100 m ²
Woodside Beech Road Woodside	The Gorge Parish Council and Woodside Allotment Association	Waiting list 100 Plots Size of Site – 20,476 m ²
Trench Rd Allotments Trench Telford	Parish Council Centre Wrockwardine Wood	26 Plots Size of Site – 4,000 m ²

- **Green Infrastructure:** Telford North East was identified¹⁹² as having the lowest overall amount of green space provision. In contrast, while Malinslee has significant areas of green space some is of poor quality like many other residential estates. The Central Area Action Plan undertook to protect and to promote their enhancement.
- **Provision for Teenagers:** Only seven wards make sufficient provision for teenagers¹⁹³. Dawley Magna and Wrockwardine and Trench wards contain some of the largest deficiencies for both children and teenagers provision. This deficiency is examined in the Play Strategy¹⁹⁴.

¹⁹² PMP, 2008: Open Space, Sport & Recreation Facilities Study

¹⁹³ PMP, 2008: Open Space, Sport & Recreation Facilities Study

¹⁹⁴ Telford & Wrekin, 2007: Local Play Strategy 2007 – 2017

Figure 1.26: Accessibility Catchment Areas for Green Space¹⁹⁵

- 1.323 **Allotments:** Telford features ten allotment sites at: Admaston, Brookside, Randlay, Wellington, Leegomery, Madeley, Sutton Hill, Stirchley, Woodside, Stanmore Drive. Accessibility to the allotments for the residents of Ketley, Oakengates and Apley Castle, Muxton, Donnington, Shawburch and Priorslee are outside of the recommended distance threshold for allotments. Only Stanmore Drive allotments (26 plots), owned by the Parish Council, are located to the east of the town. A waiting list exists at all the allotments.

Newport

- 1.324 The situation for green infrastructure in Newport can be characterised as:
- Generally good quality open space although the quantity of accessible open space is an issue¹⁹⁶;

¹⁹⁵ Telford & Wrekin, 2010: Local Development Framework, Central Telford Area Action Plan, Green Space Technical Paper.

¹⁹⁶ Telford & Wrekin, 2007: Core Strategy Development Plan Document Adopted December 2007

- Two allotment sites: Meadow Road and Sandiford Crescent;
- One park: Victoria Park recently refurbished and now of a high standard;
- Low provision of natural and semi natural open space (22.1ha);
- Provision for young people is below the minimum standard of provision, with a deficiency of 0.32 ha by 2016¹⁹⁷
- The two allotments in Newport are currently full and have waiting lists.

Rural Areas

- 1.325 The Open Space Study considered the provision of open space across the rural area noting that there is only one allotment site, at Ringers Lane on the periphery of North West Telford. This was not, however considered to be an issue¹⁹⁸. The report did note the need for improvements in public transport to access parks and gardens in Telford and Newport. The report also noted the need to help enhance the accessibility of the countryside through improvements to signposting of rights of way and green corridors.

Future Baseline

Authority-wide

- 1.326 The quality of green infrastructure will evolve as a result of the six themes within the emerging Green Infrastructure Strategy:
- Quality of place;
 - Health and wellbeing;
 - Responsive environments;
 - Investment and economy;
 - Community and culture;
 - Biodiversity and ecology.
- 1.327 The vision for green infrastructure from the emerging Green Infrastructure Strategy is as follows:
- "By the year 2031 green infrastructure in the Authority of Telford and Wrekin is achieving its full potential; protecting communities and wildlife from climate change, attracting investment to the area, supporting healthier lifestyle choices and ensuring sustainable growth. Green Infrastructure is delivered, protected and managed by a combination of the public, private and voluntary sectors working in partnership with each other."*
- 1.328 The aims of the strategy are to:
- Provide an overarching framework for green infrastructure which recognises the function and role of its individual and collective components;
 - Clarify and co-ordinate strategic / regional cross boundary green infrastructure e.g. The AONB, The Ironbridge Gorge World Heritage Site, the River Severn, the Shrewsbury and Newport Canal, National Cycle Ways and various Public Rights of Way;

¹⁹⁷ PMP, 2008: Open Space, Sport & Recreation Facilities Study

¹⁹⁸ PMP, 2008: Open Space, Sport & Recreation Facilities Study

- Respond to the challenges of a changing environment and protect, enhance and extend green infrastructure networks within a rural and urban context, maximising opportunities for bringing together the built and natural environment;
- Understand threats and opportunities and ensure mechanisms are in place to respond to these, ensuring future sustainable development;
- Provide the context for well designed, good quality and integrated green infrastructure, enabling the Council to lead by example and providing a focus for attracting and retaining investment;
- Embed a good understanding of green infrastructure corporately so that decisions are based on sound holistic judgements rather than being solely site specific;
- Help to secure funding for the green infrastructure strategy actions and identify suitable resourced mechanisms for the long term management of both existing and new green infrastructure;
- Establish criteria to apply to existing green infrastructure which recognises its function and value in a strategic context in order to prioritise sites which are most vulnerable or in need of immediate action;
- Create a governance model for monitoring and reporting on green infrastructure linked to corporate annual reporting and performance management;
- Ensure an efficient and effective delivery through joined up and partnership working both with new and existing partners.

1.329 Focusing upon the results of the open space assessment, applying the standard (480m-10 minute walking time) against the projected population in 2016 led the authors of the study to suggest that there is likely to be deficiencies in access to natural and semi-natural green space in the wards of Telford North West, Telford North and Newport. Other short falls were anticipated to occur for:

- **Children's facilities:** Application of the local standard (0.095ha per 1000 population) shows an overall shortfall in provision across the Authority of 1.44ha by 2016.
- **Teenage facilities:** The local standard of 0.04ha per 1000 population shows that up to 2016 all areas will have a significant deficiency in provision.
- **Outdoor sports facilities:** Approximately 18ha of outdoor sport facilities would be required across the Authority.
- **Allotments:** The local standard of 0.07 hectares per 1000 population indicates that all areas have a quantitative deficiency by 2016 with the exception of Telford South and Newport suggesting a further 2.15 ha is needed. All areas are over-subscribed.

1.330 The Council is looking at increasing allotment provision in the following locations¹⁹⁹:

- **Donnington Recreation Ground** – Allocation of 3,715 sq m;
- **Dawley Bank** - Allocation of 3,243 sq m;
- **Admaston** - Extension 8,270 sq m;
- **Muxton** – A site has been identified increasing options near Newport;

1.331 These sites could potentially provide up to 48 no. allotment plots increasing provision in areas where there are currently deficiencies.

¹⁹⁹ Telford & Wrekin Council, 2009: Allotments Strategy 2009-2014.

Telford

1.332 The future baseline has been considered solely in terms of the anticipated shortfall in provision as reported in the Open Space Study. The following conclusions were reported:

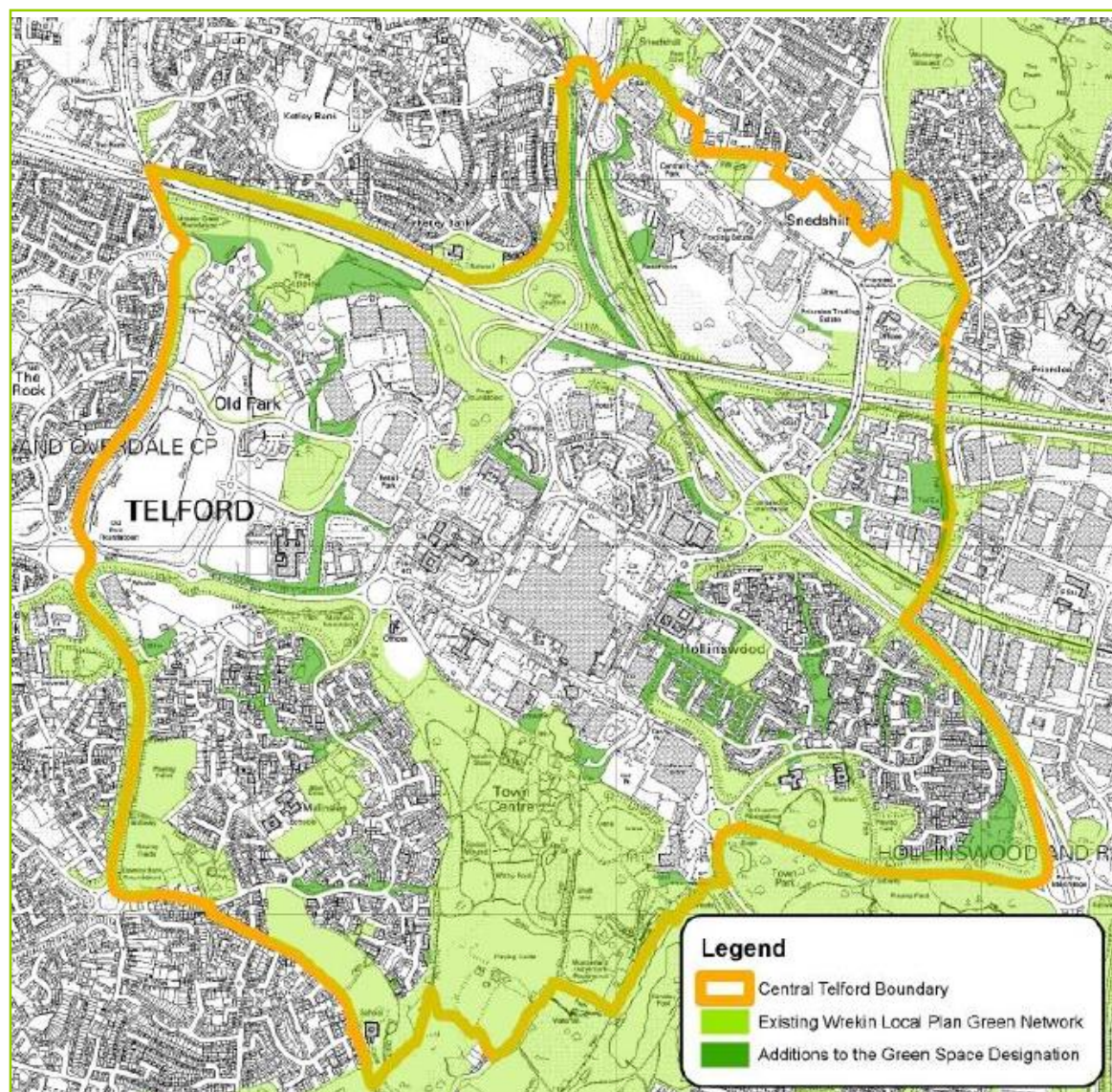
- **Parks:** A key priority of both the Community Strategy and the Telford Town Park Strategic Framework (2006 - 2026) is to improve the links between the Park, the Town Centre and surrounding local communities (see Figure 1.27).
- **Children's play areas:** Based on the anticipated population growth by 2016, north west and north east of Telford show the greatest overall deficiency in the provision of equipped facilities for children (See Table 1.21)²⁰⁰. Accessibility is the key issue facing some communities as resolving this aspect would permit some areas to provide dual use removing the need for new provision. Conversely some areas can appear to be in surplus but may not be accessible to all users.
- **Allotments:** A demand for a further 79 allotment plots within the north east of the town by 2016 was forecast²⁰¹. The provision of allotments in the Donnington area may be of value given the rising demand.

Figure 1.27: Central Telford's Green Network²⁰²

²⁰⁰ PMP, 2008: Open Space, Sport & Recreation Facilities Study

²⁰¹ PMP, 2008: Open Space, Sport & Recreation Facilities Study

²⁰² Telford & Wrekin, 2010: Local Development Framework, Central Telford Area Action Plan, Green Space Technical Paper.

Table 1.22: Projected Surplus or Shortfall in Green Space by 2016²⁰³

	Central Telford	North West Telford	North East Telford	South Telford
Parks & Gardens	-0.15	-2.52	-2.50	2.92
Natural & Semi Natural Green Space	27.66	-82.82	-31.66	64.38
Amenity Green Space	8.17	18.28	-7.10	-12.73
Provision for Children	0.79	-1.63	-1.16	-0.13
Provision for Young Children	-0.31	-0.51	-1.12	-0.48
Outdoor Sports Facilities	-16.28	-8.04	-5.08	3.61
Allotments	-1.02	0.41	-2.03	1.28

Newport

- 1.333 The Open Space Study²⁰⁴ observes that by 2016 there are likely to be deficiencies in the provision of in the quantity of open space in Newport North as well as deficiencies in the provision of parks and amenity space in eastern side of the town.

²⁰³ PMP, 2008: Open Space, Sport & Recreation Facilities Study

²⁰⁴ PMP, 2008: Open Space, Sport & Recreation Facilities Study

The Study reported that there was an adequate supply of allotments through to 2016.

Rural Areas

- 1.334 There is no evidence to indicate how future situation will evolve in rural areas beyond noting that with a more elderly population and potentially due to climate change, the demand for local recreation may increase.

LANDSCAPE AND TOWNSCAPE

Baseline Conditions

- 1.335 This section provides a review of the baseline landscape and townscape conditions across the borough before then considering the situation in Telford, Newport and the rural areas.
- 1.336 It is recognised that the separation between landscape and townscape is somewhat arbitrary, however for the purposes of this report, townscape is focused upon the built environment in terms of building frontages, their massing and the design of the public realm.

Authority-wide

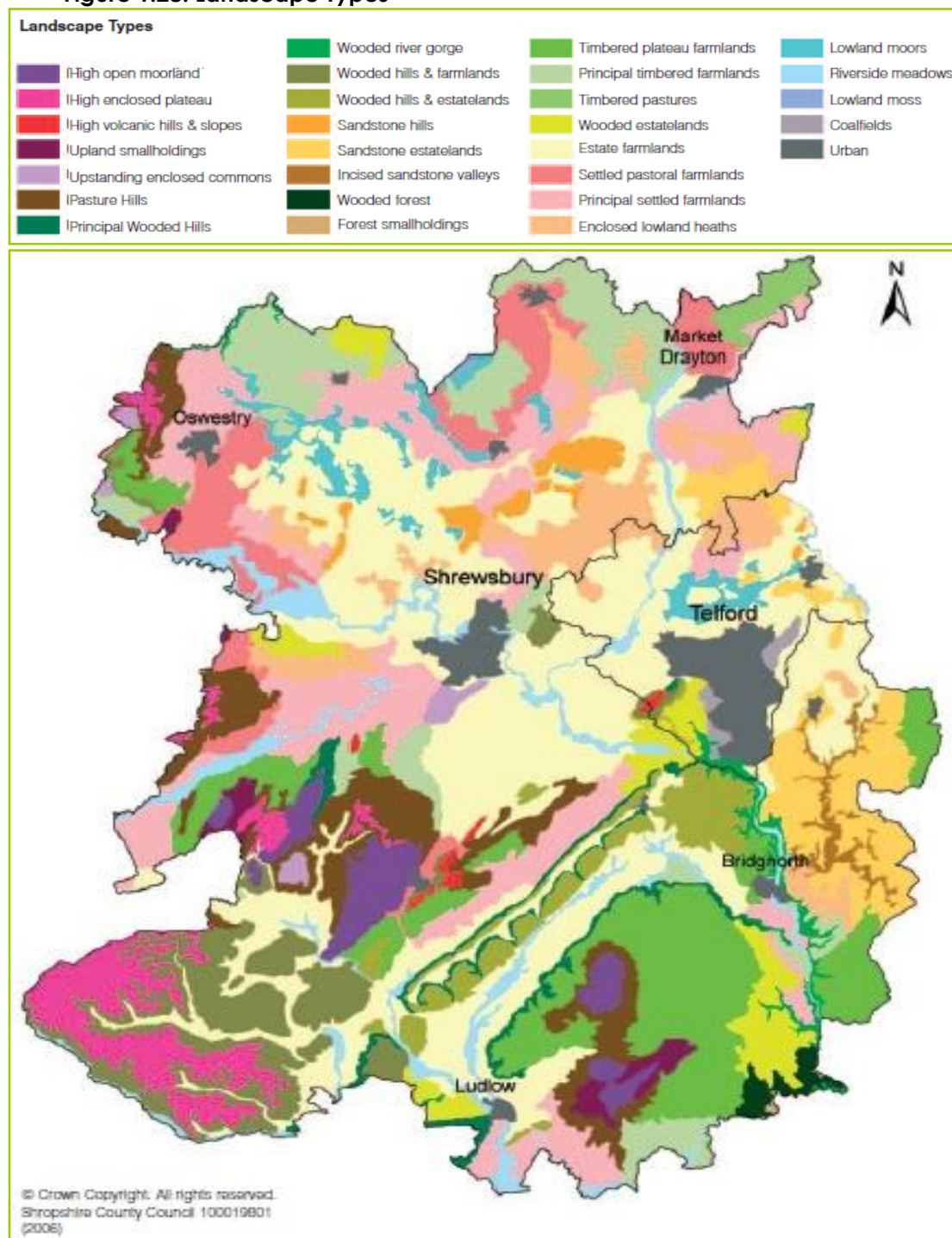
- 1.337 The Shropshire Hills AONB covers an area of 802 sq km extending from the Wrekin to the Clun Forest. The eastern trip of the AONB extends into Telford & Wrekin for approximately 5 sq km 3-5km to the west of Telford. Several landscape character areas including the Environmentally Sensitive Areas – Clun and the Shropshire Hills comprise three quarters of the AONB.
- 1.338 Telford is located in the National Character Area 66: Mid Severn Sandstone Plateau which is described in Table 1.22). While the landscape character types are presented in Figure 1.28.

Table 1.23: Landscape Character Description from National Character Area 66

- North of the Ironbridge gorge is a landscape of gentle valleys and escarpments forming the east Shropshire (Coalbrookdale) Coalfield, dominated by the new town of Telford.
- Open land, including former agricultural landscapes, forms a mosaic with built-up areas, industry, houses and reclaimed land. There is a developing woodland framework.
- Three settlement patterns are overlaid. The underlying pattern of small villages and hamlets has been largely lost under sprawling 19th century settlement, abandoned open-cast reclaimed land and other industrial sites.
- The new town and motorway in turn lay down a strong 20th century pattern. The strongest impression is of industrial history whether as areas of derelict land, pit heaps, subsidence pools, canals or railways. However, at the edges, arable is still present on the flatter land of this northern area and, on the steeper ground, mixed or predominantly pasture land, is present within small hedged fields.

- 1.339 In addition to the urban areas, Telford & Wrekin consists of the following landscape types:
- **Estate farmland:** Mixed farming land use, clustered settlement pattern, large country houses with associated parklands. Planned woodland character, medium to large scale landscapes with framed views.
 - **Lowland moors:** Flat, low-lying topography, peaty soils, wet ditches and drains, open, unsettled landscape.
 - **Principal settled farmlands:** Mixed farming land use, varied pattern of sub-regular, hedged fields.
 - **Enclosed lowland heaths:** Undulating lowland, Impoverished, freely draining soils, planned woodland character, dispersed settlement pattern.

- **Sandstone estate lands:** Arable land use, regular field patterns, parkland with associated country houses, clustered settlement pattern, medium – large scale, open landscapes
- **Coalfields:** Upstanding rolling plateau, dispersed pattern of small farms and wayside cottages, coal mining remains.
- **Wooded estate lands:** Rolling landform, large blocks of ancient woodland, large country houses with associated parklands, mixed agricultural land use.
- **Wooded river gorge:** Steeply sloping valley sides, Interlocking woodlands of ancient character, small scale, intimate landscapes with framed views and linear shapes.
- **Wooded hills and estate lands:** Prominent, sloping topography, large discrete blocks of woodland with ancient character, mixed farming land use clustered settlement pattern of hamlets and villages, medium-large scale landscapes offering filtered views.
- **High Volcanic hills & slopes:** Precambrian volcanic geology, prominent hills with notable steep slopes, unsettled, unenclosed landscape with few signs of habitation, rough grazing.

Figure 1.28: Landscape Types²⁰⁵

Telford

- 1.340 Concentrations of buildings and man-made structures are frequently referred to as 'townscape'. With almost 40% green open space, the urban landscape of Telford is significantly influenced and characterised by the existence of greenery and vegetation as well as the considerable areas of low density suburban development. Consequently, although the area has the remnants of older compact settlements which could be described as 'townscape' at their centres' there are large portions

²⁰⁵ Shropshire County Council, 2006: The Shropshire Landscape Typology

of the town which cannot be adequately described as 'townscape' or alternatively as countryside. The solution is to describe Telford as an urban landscape.

- 1.341 Telford is not a town in the 'traditional' sense. It is an artificial creation; a designated area of 7,212 ha (approximately 30 square miles) formed in 1968 within which the Telford Development Corporation operated. In this respect it is not a single place, but a collection of places – a feature which creates one of Telford's more apparent characteristics, that of a relatively fragmented and dispersed urban structure with an 'artificially created' (and relatively weak centre) with broad areas of suburban development and open space between.
- 1.342 It stretches approximately 7 miles from the River Severn in the south to the 'village' of Muxton in the north and at its broadest it is approximately 5.5 miles wide, from the village of Admaston in the west to Priorslee in the east.
- 1.343 The following is a broad list of the general features which characterise the town:
- A relatively fragmented and dispersed urban structure with an 'artificially created' (and relatively weak centre) with broad areas of suburban development and open space between.
 - Dominated in many areas by greenery.
 - A split into south and north Telford by the M54.
 - A split between the New Town dominated parts (mostly in the south) and the other parts.
 - A split between those areas affected and dominated by the industry and mining of the 18th and 19th Century (areas south of the Arelston Muxton Line) and those which were not i.e. the distinction and comparisons which can be made between Dawley and Wellington.
 - A town of contrasts – old and new side by side.
 - Dominated by fast highways.
 - A suburban town of indistinguishable areas of residential development.
- 1.344 Telford contains a considerable amount of 'undeveloped' / open / 'green' land (land which is currently not occupied by buildings and man-made structures). The Green Network Designation alone covers an area of 2,780.25 ha which is 38.5% of the total designated area and represents over 18 ha per every 1,000 inhabitants²⁰⁶.
- 1.345 The remnants of 18th and 19th century building can be found scattered throughout the area both as part of the earlier original settlements and through widely dispersed pockets of development i.e. the isolated rows of terraced housing which served the equally dispersed industrial activity of the 18th and 19th centuries.
- 1.346 It is a town of built extremes i.e. from the intense distinctiveness of Ironbridge to a general blandness of architectural and built quality ameliorated by the large quantity of vegetation which frequently conceals it. Much of its townscape is modern but, property on the older estates is ageing and may undermine the image of a modern 21st century business location.
- 1.347 In 2009, guidance for shop fronts and signage design in Conservation Areas was adopted emerging from the erosion of character within Wellington Conservation Area due to the insensitive redevelopment of shop frontages and associated signage and lighting.

²⁰⁶ Telford & Wrekin Council, 2003: Technical Report, Urban Landscape Character

- 1.348 There is little documented information on which to define the townscape across Telford. What is known is that the central area consists of individualistic building and site layouts that while often striking in themselves lead to lack of coherence at a wider scale. Equally some of the housing areas have been laid out in the Radburn style that is now seen as a contributing factor to declining communities.

Newport

- 1.349 There is no information on the existing landscape quality beyond the work undertaken into the capacity of areas to accommodate additional development, in which Newport was identified as having medium capacity²⁰⁷.
- 1.350 With £1.5m spent on regenerating Victoria Park and the High Street including footway resurfacing, widening of footways, improvements have been delivered to the Conservation Area and townscape.

Rural Areas

- 1.351 There is some information on the existing landscape quality beyond the work undertaken into the capacity of areas to accommodate additional development such as the Shropshire Historic Landscape Character Assessment 2007 which includes Telford & Wrekin.
- 1.352 Edgmond, High Ercall and Wrockwardine are Conservation Areas within the rural area. A profile of the townscape and the buildings of local value has not been available during the preparation of this report.

Future Baseline

Authority-wide

- 1.353 A 2009 study on landscape sensitivity and capacity²⁰⁸ noted that there is capacity for further housing around Telford, Newport and in some of the other settlements (see Figures 1.29, 1.30 and 1.31).
- 1.354 Areas of higher sensitivity and lower capacity are found in open countryside not closely associated with a settlement, providing a setting to Conservation Areas or listed buildings, in valley corridors, in floodplains, on steep or prominent slopes or forming gaps between settlements. Some areas form an important visual setting to parts of a settlement and act as recreational and wildlife corridors and reservoirs.
- 1.355 No information on future trends for landscape across Telford & Wrekin has been located.

Telford

- 1.356 It is assumed that as more of the town is built out so there will be a gradual loss of open space and a change in the landscape to form more of a townscape setting.

²⁰⁷ White Consultants, 2009: Telford & Wrekin Landscape Sensitivity and Capacity Study

²⁰⁸ White Consultants, 2009: Telford & Wrekin Landscape Sensitivity and Capacity Study

Figure 1.29: Landscape Sensitivity around Telford

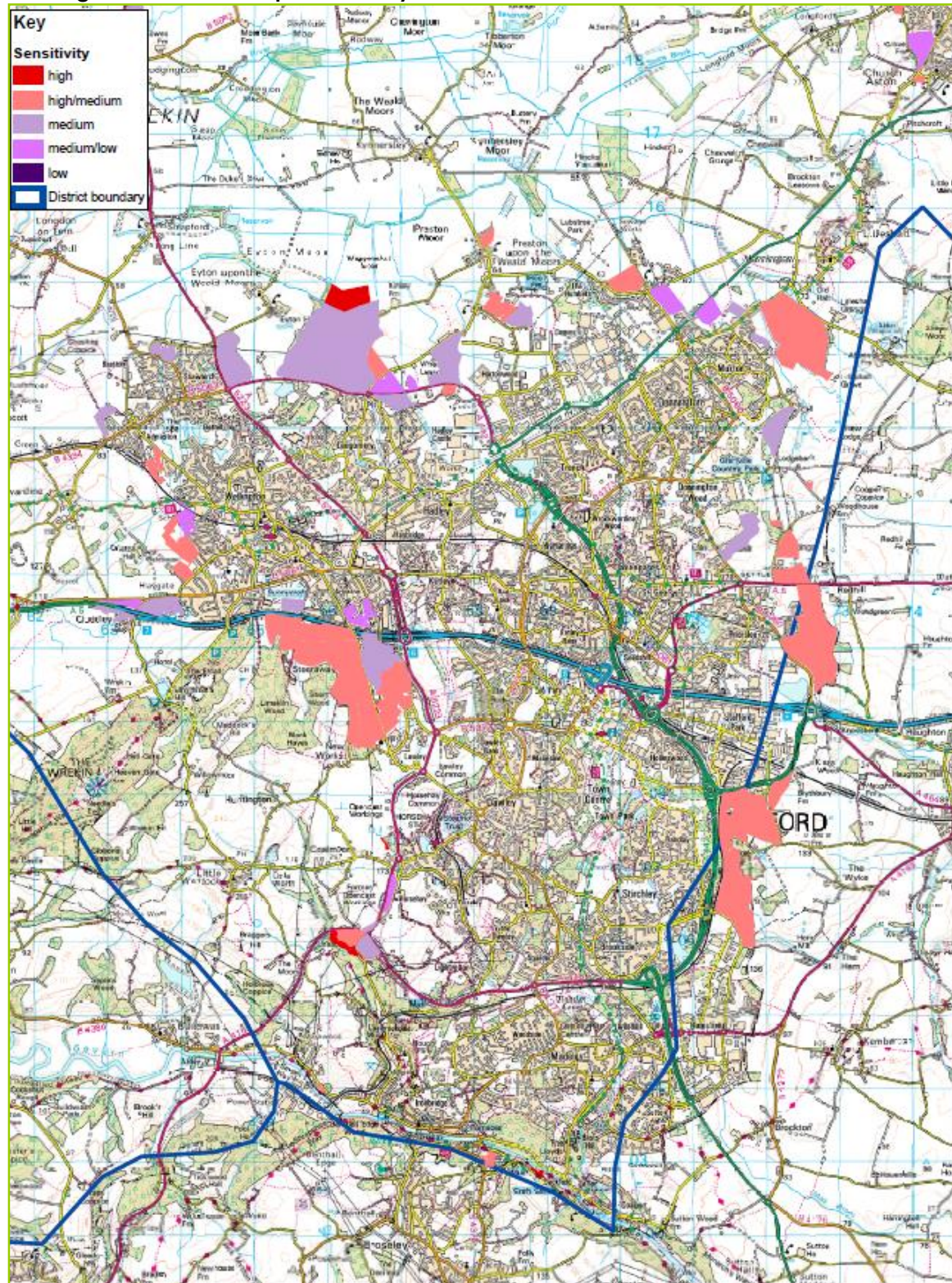
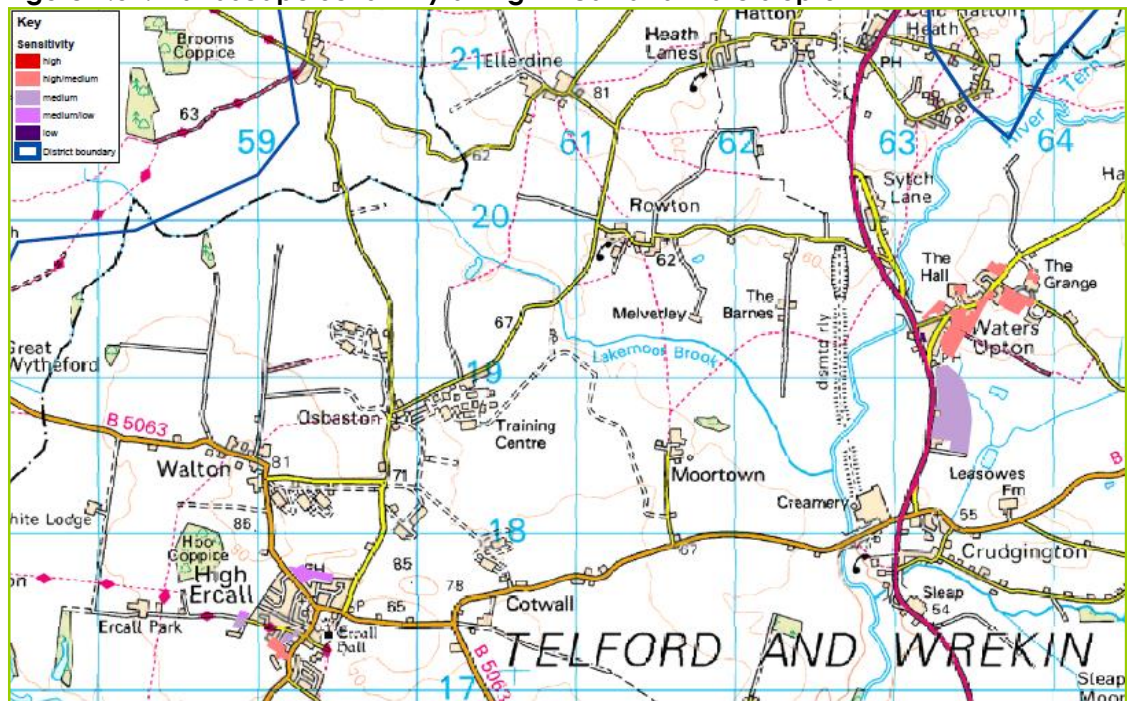


Figure 1.30: Landscape Sensitivity at Newport and Tibberton**Figure 1.31: Landscape Sensitivity at High Ercall and Waters Upton**

- 1.357 It is suspected that the central area of Telford will continue to evolve in its architectural design and townscape qualities. With the prospect of high density flats and mixed use development there may be the opportunity for the townscape to deliver more intimate designs. At the same time, the need to be innovative in addressing the consequences of climate change, reducing the carbon demands of buildings and sustainable urban drainage systems may drive an interesting and greener environment.
- 1.358 It is considered that townscapes may exhibit more solar panels, designs including green/brown roofs and measures that reduce heat loss.

Newport

- 1.359 Apart from the landscape sensitive mapping, no information was found that illustrated how landscapes might change. Also there is no information on which to suggest that the townscape is likely to change from its current situation.

Rural Areas

- 1.360 The study on landscape sensitivity and capacity identified the land immediately adjacent to the existing development in Waters Upton as exhibiting moderate sensitivity to development (See Figure 1.31)²⁰⁹.
- 1.361 There is no information on how the landscape in the rural area might evolve and much will depend upon the changes in agriculture.

²⁰⁹ White Consultants, 2009: Telford & Wrekin Landscape Sensitivity and Capacity Study

HISTORIC ENVIRONMENT

Baseline Conditions

- 1.362 This section describes the baseline situation across Telford & Wrekin as well as for Telford, Newport and the Rural Areas.

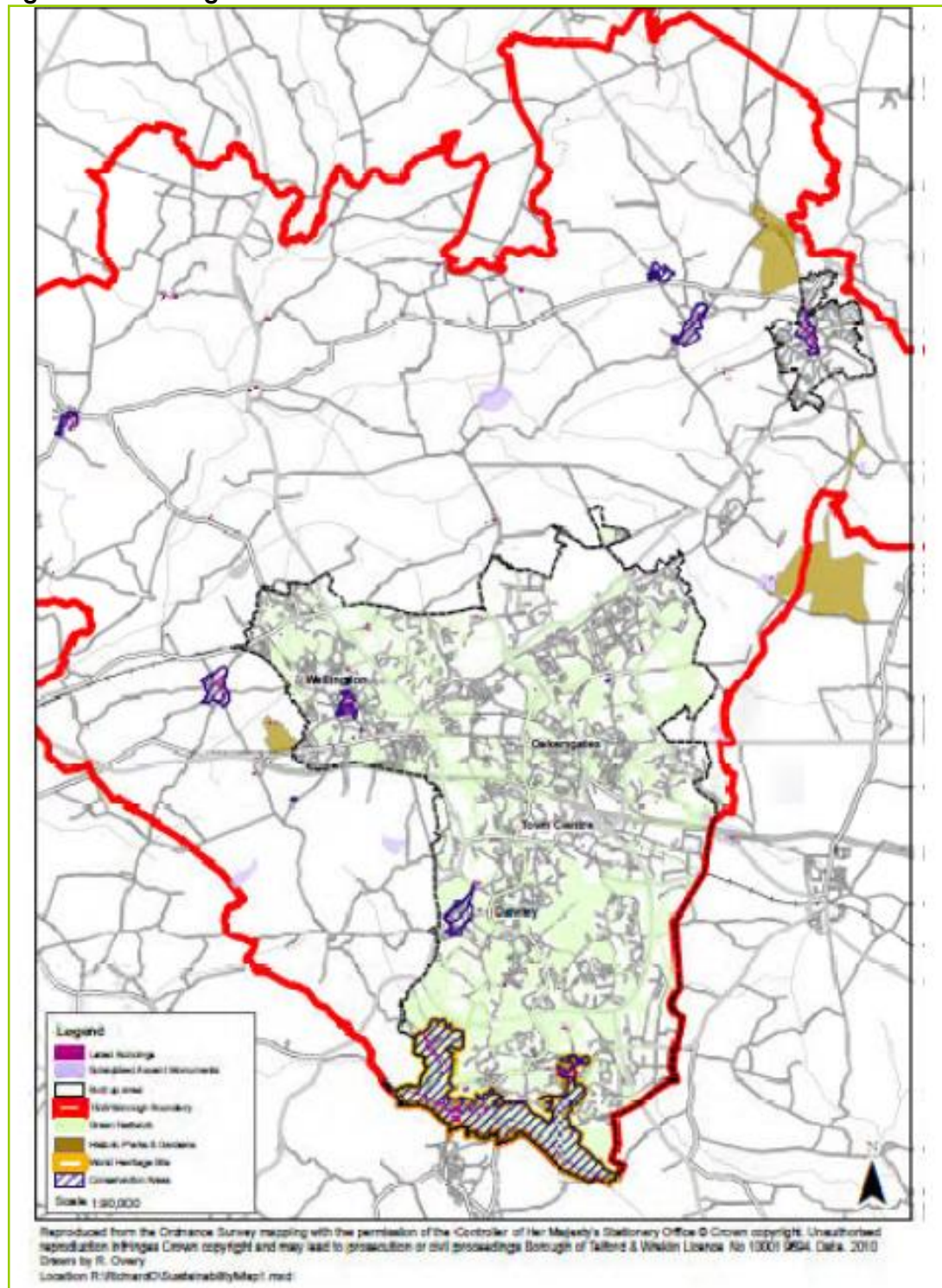
Authority-wide

- 1.363 Telford & Wrekin has a range of historic assets including:
- One World Heritage Site (WHS) at Ironbridge Gorge;
 - 28 Scheduled Monuments;
 - Two historic parks and gardens;
 - Seven conservation areas: Edgmond 24.2 ha; Newport 22.4ha; Wrockwardine 26.9 ha; High Ercall 9.5 ha; Wellington 8.2 ha; Horehay 25.1; Severn Gorge 417.9 ha;
 - 792 listed structures/buildings.
- 1.364 While there are no navigable waterways, a network of disused canals exist, which for the most part have been lost to development. However, the remaining lengths are protected for recreational use. The Newport branch of the Shropshire Union Canal has been listed nationally as worthy of long term restoration for leisure use. There is also a proposal to restore navigation to the River Severn although for environmental reasons the scheme is contentious.
- 1.365 The Buildings at Risk Register records five buildings as being at risk in Telford & Wrekin: Charlton Castle a Scheduled monument in very bad condition, Church of St Peter (Wrockwardine), Bedlam Furnaces, Church of St Peter (Oakengates), and Church of St Mary the Virgin²¹⁰. Additionally the Shropshire Historic Environment Record contains 2604 monuments records for the area, of these 829 are designated as listed buildings, Scheduled monuments or Registered Parks. 8 Scheduled Monuments (SMs) are also recorded as 'at risk' by English Heritage²¹¹. Figure 1.32 provides an overview of the location of the heritage resource.
- 1.366 Ironbridge Gorge World Heritage Site (WHS) provides international recognition for the area due to its World Heritage status. The Gorge attracts approximately 750,000 visitors per year generating over half the tourist spend within Telford & Wrekin. The World Heritage Site includes 250 listed buildings, seven statutory ancient monuments and two Sites of Special Scientific Interest (Tick Wood and Benthall Edge; Lincoln Hill).
- 1.367 The boundary of the WHS, (an area of approximately 550 ha) is the same as that of the Severn Gorge Conservation Area and includes all the major sites of historic and cultural significance within the Iron Bridge Gorge. The WHS includes the communities of Coalbrookdale, Ironbridge, Coalport and Jackfield and part of the community of Madeley.
- 1.368 The Ironbridge Conservation Area Management Plan identified the following four issues:

²¹⁰ Telford and Wrekin, 2010: 3rd Local LTP Strategic Environmental Assessment Health Impact Assessment and Habitat Regulations Assessment Environmental Report.

²¹¹ Historic England [online] Heritage at Risk Register

- Preservation of the special character of the WHS;
- Access and visitor management;
- Land instability;
- Management of the river and banks.

Figure 1.32: Heritage Resources in Telford & Wrekin

1.369 The following five priorities have been set for the period 2009-2014²¹²:

- Protect and conserve the special character of the WHS;
- Strengthen the local living working community;
- Enhance the WHS as a visitor attraction (sustainable tourism);
- Provide sustainable access to, from and within the WHS for residents and visitors;
- Secure the long term future by addressing significant land instability and flooding risks.

1.370 A Gorge Parish Plan was prepared in 2008 setting out the views and aspirations of the local community.

Telford

1.371 Wellington is the only Conservation Area within Telford.

Newport

1.372 Newport's recent planning history has been influenced by the designation of Telford New Town. The historic nature of the settlement has meant that the majority of recent development has been accommodated by peripheral expansion, including the creation of an eastern highway by-pass (A518). The town retains an architecturally and historically significant central area. Newport's tight medieval form limits the potential for development within existing development limits.

Rural Areas

1.373 While Edgmond, High Ercall and Wrockwardine are Conservation Areas, many of the farmsteads across the area provide a component in delivering local distinctiveness. The farmsteads across Shropshire have been mapped as part of the West Midlands Farmsteads and Landscapes Project with their use described.

1.374 Historic farmsteads make a significant and varied contribution towards the rural building stock, landscape character and local distinctiveness. Most are sited away from villages and large settlements being within small hamlets or isolated individual sites. The report Farmsteads in the West Midlands²¹³ called for policy and delivery programmes to consider suitable re-use of such buildings with change being based upon the historic character and significance of the entire site and its sensitivity to change.

1.375 Using the National Character Area 61 (Shropshire, Cheshire and Staffordshire Plain) as the framework, English Heritage examined the distribution and state of historic farmsteads. The southern-sub area was reported as having the following characteristics²¹⁴:

- In the southern half of the plain extensive open fields were subject to post-14th century enclosure, leaving a predominant pattern of piecemeal enclosure intermixed with later boundary removal.

²¹² World Heritage Site Business Plan 2009

²¹³ English Heritage, 2010: West Midlands Farmsteads & Landscapes Project, Summary Report

²¹⁴ English Heritage, 2010: National Character Area 61, Shropshire, Cheshire and Staffordshire Plan

- On the extensive tracts of light sandy soils in north eastern Shropshire and to the west and south of Stafford there are larger areas of planned enclosure of former heathland.
 - The extensive valley mire systems to the north of Telford (e.g. the Weald Moors) and east of Oswestry (e.g. Baggy/Tetchill Moor) were subject to successive phases of improvement from the late 16th century onwards, culminating in large-scale drainage and enclosure in the late 18th – early 19th century.
- 1.376 There are few pre-18th century working buildings by national standards within the character area. Early buildings include a scatter of barns and rare surviving cattle houses (usually on high-status sites) with higher concentrations in the arable farming southern sub-area. Many brick and stone buildings comprise the re-cladding of earlier large-scale timber-framed barns and farm buildings, testifying to the development of large farms in this area by the 18th century.

Future Baseline

Authority-wide

- 1.377 It is desirable to consider the context of the broad changes in land use through to the finer details of the design of future buildings and the public realm. Historic assets are potentially at risk from the direct impacts of future climate change and without action to mitigate and respond, it is possible that they could be damaged and their cultural, social and economic benefits lost. It is also possible that historic assets are potentially at risk from climate change adaptation and mitigation measures such as the possible responses to national programmes such as the Green Deal.
- 1.378 At Ironbridge there is increasing concern about stability and flooding which are the main threats to its long term future requiring significant investment in flood defences. Other changes are:
- c. 4,000 residents. Local community is changing with more wealthy newcomers attracted to the site.
 - c. 1,500 jobs many of which in creative or tourist industries. The aim is to develop home based and mobile entrepreneurs.
 - Over 1,000,000 visitors per annum generating an estimated £50m tourist spend. There is an anticipated growth in visitor numbers particularly due to “2012 effect”.
 - Over 55,000 school visits per annum – anticipated to grow but desire for more lifelong learning.
- 1.379 The major investment of 1970s is now reaching end of life and significant investment needed against context of limited public funds. Several of the SMs could be placed on the At Risk Register, while the Iron Bridge itself needs major investment as does the public realm. There is also a need for increased standards of maintenance and consistency in development control.
- 1.380 Sections of the community have expressed a desire for buffer zone and requirement to consider this as part of Management Plan review. There is also pressure for development within setting of the WHS.
- 1.381 Table 1.23 provides a judgement on the development pressures being faced by the seven Conservation Areas. As there were approximately 100 Conservation Area consents during 2009/10, development pressures are not considered significant at present.

- 1.382 It is difficult to discern trends, although increasing population numbers could place both direct and indirect pressures upon the historic fabric. While opportunities for some enhancements potentially associated with the promotion of green infrastructure may be expected, overall the prognosis is one of little change.

Table 1.24: Development Pressures affecting Conservation Areas

Conservation Area	Development Pressure
Edgmond	General domestic extensions (low level).
Newport	Replacement shop fronts and signage (medium level).
Wrockwardine	General domestic extensions (low level).
High Ercall	Minor levels of development on infill plots and surrounding land is designated for housing so potential affect on the setting of the Conservation Area (low level).
Wellington	Replacement shop fronts and signage (high pressure).
Horehay	General domestic extensions (medium level).
Severn Gorge	General domestic extensions and boundary alterations (high pressure)

Telford

- 1.383 No information describing the future state of Telford's historic environment and the Conservation Area has been found.

Newport

- 1.384 No information describing the future state of Newport's historic environment and the Conservation Area has been found. However, given the recent regeneration, it is envisaged that the historic setting will continue to be maintained.

Rural Areas

- 1.385 The future of historic farmsteads depends upon having a productive use that maintains the historic features. Given the changes to the rural economic context and ageing population, there may be future decline in the historic landscape due to decay of historic farmsteads.

AIR QUALITY AND GREENHOUSE GAS EMISSIONS

Baseline Conditions

- 1.386 This section describes the existing baseline air quality and greenhouse gas emissions across the Authority only as information is not available for the other potential plan areas.

Authority-wide

- 1.387 The main sources of air pollution are emissions from busy roads, particularly along the Ironbridge Gorge and also from emissions from the power station at Ironbridge²¹⁵.
- 1.388 The First Round of Review and Assessment for air quality, including Stage 1, 2 and 3 reports undertaken during 1998 and 2002 predicted exceedances of the annual mean NO₂ objective in four areas which were then declared as Air Quality Management Areas (AQMAs) on 25th March 2002.
- 1.389 The Stage 4 assessment found that NO₂ annual mean objectives were being met within the AQMAs²¹⁶ and the four AQMAs were revoked. Detailed assessments in April 2004 following continuous monitoring along the Wharfage in Ironbridge confirmed that the Air Quality Strategy (AQS) objectives for NO₂ and SO₂ were being met. The Updating and Screening Assessment Review of 2008 also revealed no measured exceedances of the AQS objectives as did the 2011 Air Quality Progress Report.
- 1.390 Turning to greenhouse gas emissions, total UK emissions showed a provisional increase in 2010 of 2.8% over the previous year at 582.4 million tonnes, with CO₂ emissions being 3.8% higher²¹⁷. There were increases of: 13.4% in the residential sector; 3.3% from energy supply; and 20.4% from the business sector.
- 1.391 Total territorial emissions for Telford & Wrekin are 1,263,000 tonnes CO₂ / year or 7.8 tonnes for each resident, slightly less as the UK average of 7.9 tonnes, but also decreasing at a faster rate (see Table 1.24²¹⁸ and Figure 1.33).

Table 1.25 Carbon Dioxide Emissions 2005-2008²¹⁹

	Year	Total Emissions (1000 tonnes)	Per Capita Emissions (tonnes)
West Midlands	2005	44,513	8.3
	2006	44,645	8.3
	2007	44,075	8.2
	2008	42,728	7.9
Telford & Wrekin	2005	1,385	8.6
	2006	1,417	8.8
	2007	1,317	8.2
	2008	1,263	7.8

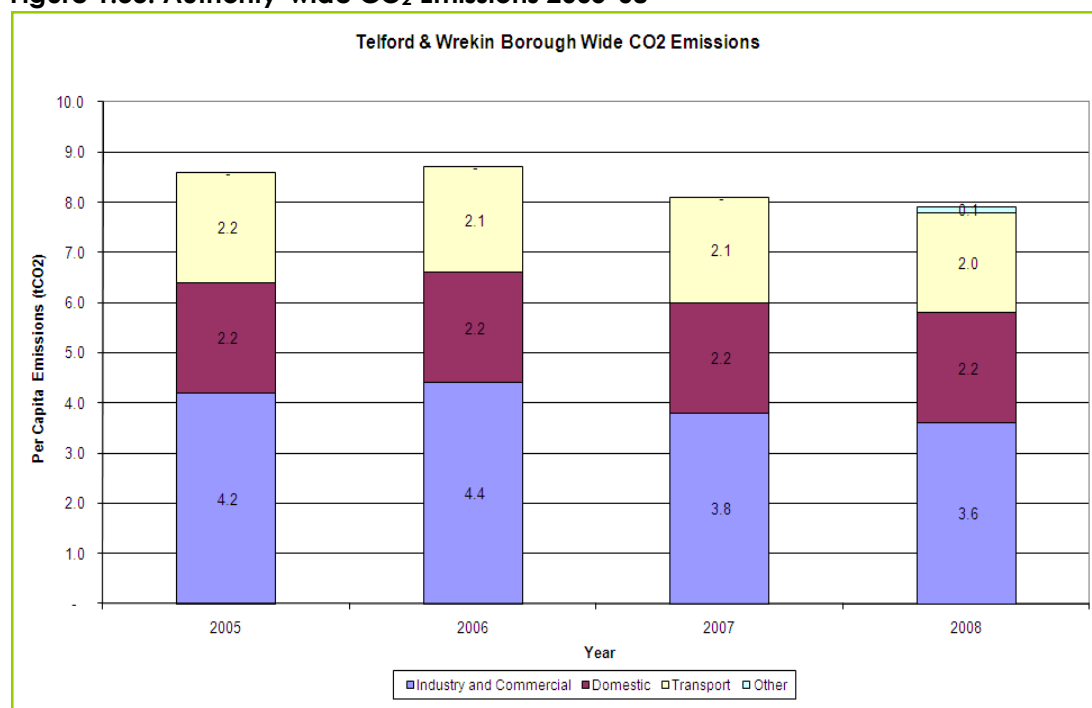
²¹⁵ Telford & Wrekin Authority Council, 2009: LAQM Updating and Screening Assessment 2009

²¹⁶ Telford & Wrekin Authority Council, 2009: LAQM Updating and Screening Assessment 2009

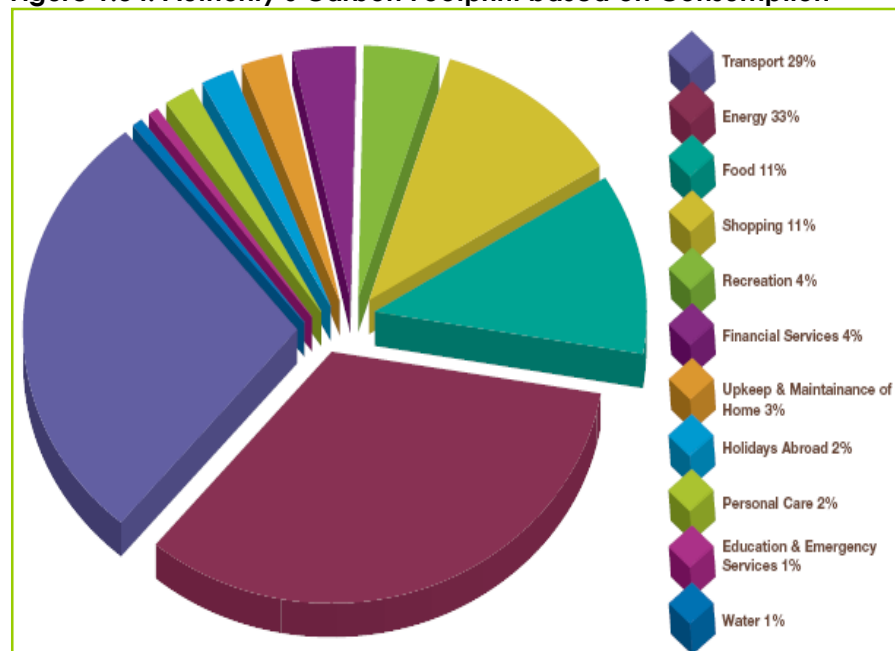
²¹⁷ National Statistics 2011: UK Climate Change Sustainable Development Indicator: 2010 Greenhouse Gas Emissions Provisional Figures

²¹⁸ Climate for Change, 2008: http://www.telford.gov.uk/downloads/Climate_for_Change_Jul08.pdf

²¹⁹ Source: Department of Energy & Climate Change, 2011: 457-local-regional-co2-2005-2008-full-data

Figure 1.33: Authority-wide CO₂ Emissions 2005-08²²⁰

- 1.392 As illustrated in Figure 1.34, nearly 30% of the carbon emissions in Telford & Wrekin are associated with transport while 33% are associated with energy use, 11% with food production and 11% with shopping²²¹.

Figure 1.34: Authority's Carbon Footprint based on Consumption²²²

²²⁰ Telford & Wrekin Council, 2011: Pers comm

²²¹ Telford & Wrekin Council, 2008: Climate for Change:
http://www.telford.gov.uk/downloads/Climate_for_Change_Jul08.pdf

²²² Telford & Wrekin Council, 2008: Climate for Change:
http://www.telford.gov.uk/downloads/Climate_for_Change_Jul08.pdf

Telford

- 1.393 The LTP3 Environmental Report²²³ it is noted that there are no residential properties within 20m of any roads that may experience flows in excess of 10,000 vehicles per day and hence no requirement for air pollution assessments.

Newport

- 1.394 The main High Street in Newport experiences traffic flows of approximately 16,000 vehicles per day of which 4% are HGVs²²⁴. The High Street has some properties as close as 7m from the centre of the road and many pedestrians are also exposed. However the results indicate that no exceedances of NO₂ and PM₁₀ objectives are expected.

Rural Areas

- 1.395 Given the absence of air quality problems in the urban areas, it is unlikely that exceedances of NO₂ and PM₁₀ objectives exist.

Future Baseline**Authority-wide**

- 1.396 Whilst technological improvements can be expected to gradually improve NO₂ and PM₁₀ concentrations (e.g. electric vehicles), this may be offset by increased urban traffic and congestion. However, it is also necessary to factor in the changing transport patterns of a more elderly population and the potentially declining disposable incomes available from which to purchase fuel efficient vehicles. This may also combine to reduce the total distances travelled. Consequently it is difficult to forecast the effect on future transport emissions.
- 1.397 Although ozone is not a registered pollutant, it may become of increasing concern in suburban and rural areas as 'summertime smog'. Road transport is the main cause of ozone²²⁵ and the effects of 'summertime smog' can be expected to get worse as climate change leads to warmer summers with longer periods of dry weather.
- 1.398 Climate change may well exacerbate local air pollution problems which can pose health risks to local residents.
- 1.399 As noted in Figure 1.33 there has been a steady decline in emissions. The target set in the Authority's first climate change strategy²²⁶ was for to achieve 7.5 tonnes/person by 2010/2011.

²²³ WS Atkins, 2010: Local Transport Plan 3 Environmental Report, Appendices

²²⁴ WS Atkins 2010: Local Transport Plan 3 Environmental Report Appendices

²²⁵ Ozone does not come directly from vehicles rather it is created by chemical reactions between other nitrogen oxides and hydrocarbons.

²²⁶ Telford & Wrekin, 2008: A Climate for Change

ADAPTATION TO CLIMATE CHANGE

Baseline Conditions

- 1.400 There is little information available to describe existing adaptation to climate change.

Future Baseline

Authority-wide

- 1.401 Climate projections indicate that warmer, wetter winters and hotter, drier summers can be expected (see Table 1.25). They also indicate that the frequency of severe weather events will increase. Hence, over the plan period the effects of climate change ought to become of increasing relevance.

Table 1.26: Annual Mean Temperature under Medium Emissions²²⁷

	2020's	2050's	2080's
Annual mean temperature (°C)	+1.4	+2.4	+3.4
Summer daily maximum temperature (°C)	+1.9	+3.3	+4.7
Winter daily minimum temperature (°C)	+1.5	+2.4	+3.3
Mean winter precipitation (%)	+5.4	+13.7	+18.5
Mean summer precipitation (%)	-6.0	-15.1	-18.5

²²⁷ UKCIP, 2009: <http://ukclimateprojections.defra.gov.uk/content/view/1501/499/>

ACOUSTIC ENVIRONMENT

Baseline Conditions

- 1.402 This section provides a review of the acoustic environment within Telford & Wrekin.

Authority-wide

- 1.403 The Defra Noise Action Plan for Major Roads Outside First Round Agglomerations identifies "Important Areas" (IAs) with respect to major road noise where 1% of the population affected by the highest noise levels²²⁸. Those locations where the noise mapping indicates levels of at least 76 dB LA10,18 h are to be investigated as a priority.
- 1.404 Twelve separate areas have been identified as first priority locations in the Telford & Wrekin due to transport noise. These are sections of the A442, A518 and the M54. Defra requires that Local Transport Plans examine the options for addressing these priority locations and implement any action plans that are needed.
- 1.405 The Environmental Noise Directive requires the protection of urban tranquil areas and to this end the Natural Environment White Paper records an intention to establish mechanisms to formally identify and protect urban quiet areas.
- 1.406 There is no information available on the existing baseline acoustic environment for Telford, Newport or the Rural Areas.

Future Baseline

- 1.407 This section provides a view on the future baseline for the acoustic environment but only in generic sense since no forecasts are available.
- 1.408 While technology and regulatory measures such as those being proposed by the EU on tyre noise may see reductions in rolling noise of 2.5-3.0dB over time, this is more likely to benefit those roads that are less congested. In congested urban areas, noise levels will continue to be dominated by engine noise, although marginal reductions may be achieved with a substantial penetration of electric vehicles.
- 1.409 As lower standards of highway maintenance are possible, so body rattle may increase leading to a potential for localised increased noise levels.

²²⁸

<http://www.defra.gov.uk/environment/quality/noise/environment/documents/actionplan/noiseaction-agglom-nottingham.pdf>

WATER QUALITY AND FLOOD RISK

Baseline Conditions

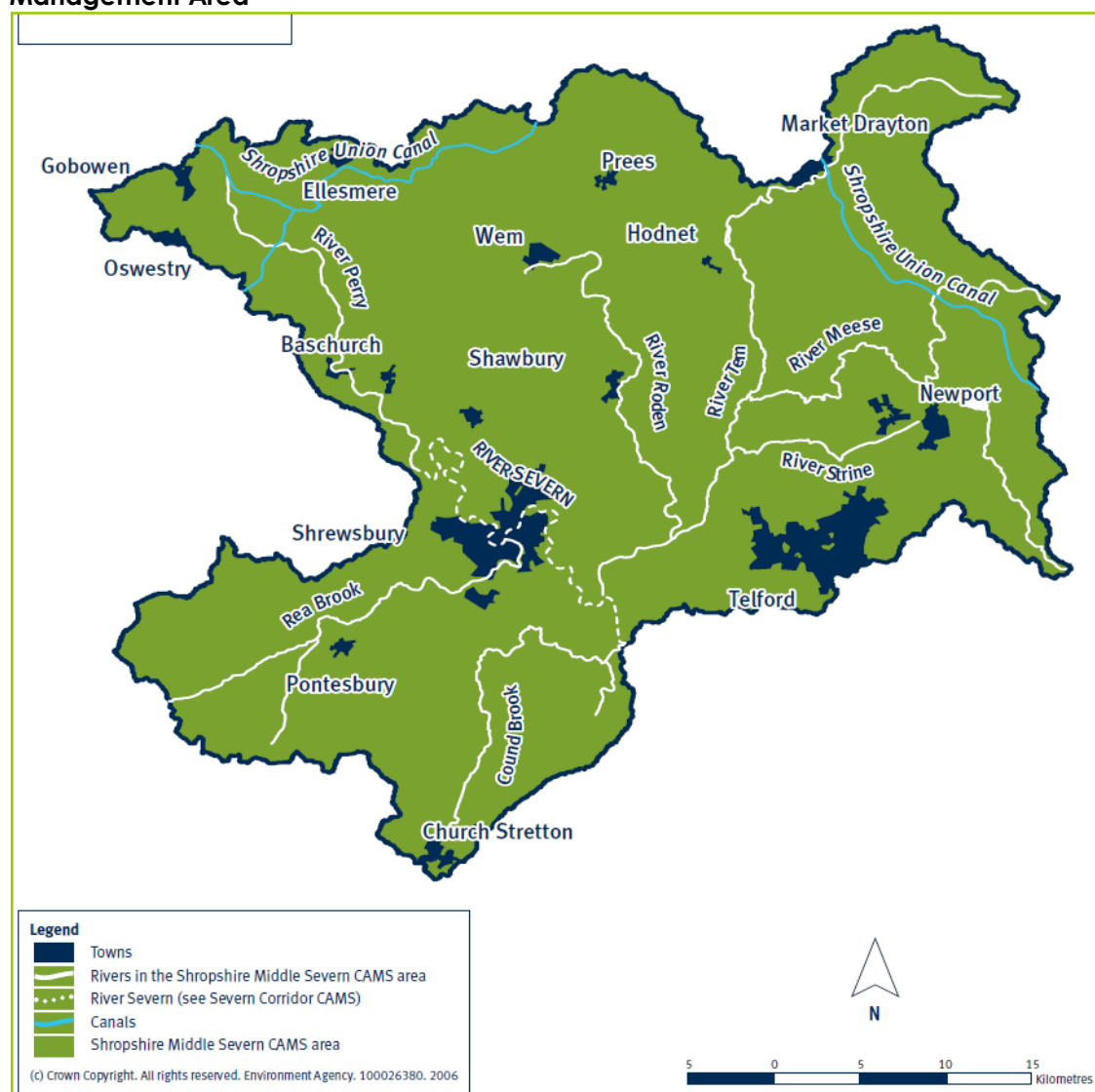
- 1.410 This section provides a review of water quality and flooding across Telford & Wrekin.

Authority-wide

- 1.411 Telford & Wrekin overlaps two river catchments, the Shropshire Middle Severn Catchment and the Worcestershire Middle Severn Catchment, with the majority being in the former catchment. Water quality is reported in the 2009 River Basin Management Plan to be:
- All of the water bodies in the Telford & Wrekin area are currently less than good status;
 - Watercourses are frequently of poor ecological quality.
- 1.412 The main rivers within the study area are (see Figure 1.35):
- **River Severn:** Forms the southern boundary of Telford & Wrekin, passing through Ironbridge, Jackfield and Coalport.
 - **River Roden:** Cuts across the north-west corner of Telford & Wrekin through the rural landscape before meeting the River Tern to the west of Telford.
 - **River Meese:** Crosses the north from the east near Newport to the west. Affected by groundwater abstractions and suffers from low flows during summer months; however, it is home to nationally important wildlife.
 - **River Tern:** The surface water drainage of north-Telford to the River Tern via the North Telford Interceptor channel (NTI). The north-Telford is drained by two (separate) channels, the NTI and the HOC (Hortonwood Open Channel) which drain to the Strine catchment. Both of these open channels are classed as public surface water sewers and are owned by Severn Trent Water Ltd.
 - **River Strine:** A tributary of the River Tern in the north eastern and north central parts drain significant areas of agricultural land.
- 1.413 There are two canals:
- **The Shropshire Union Canal (SUC)** - what remains of the Trench Branch of the SUC that flows through GKN Sankey Ltd in Telford flows in two directions to both the NTI and the HOC. What is left of the Newport Branch in Newport drains to the Strine catchment with no connection to the SUC;
 - **The Sutton Hill Canal** at Coalport runs for half a mile along the bank of the River Severn from the Severn to the Coalport China Works, now a museum.
- 1.414 In terms of groundwater, the main part of the Authority is underlain by a minor aquifer (Upper, Middle and Lower (U/M/L) Coal Measures). To the west, north and east of Telford is a major aquifer (Triassic Sandstones) and from which substantial quantities of groundwater are abstracted to provide Telford's water supply. To the south of Telford lies both minor aquifer (U/M/L Coal Measures) and non-aquifers (Pre-Cambrian Quartzite).
- 1.415 Water quality within surface water systems has the potential to be affected by increases in effluent discharges from wastewater treatment works and urban diffuse runoff.

- 1.416 There are nine waste water treatment plants in Telford & Wrekin: Coalport, High Ercall; Newport; Rushmoor, Waters Upton, Little Wenlock, Edmond, Sambrook and Roden. These discharge into the River Severn, River Roden, Strine Brook, River Tern and River Roden respectively. Apart from the River Strine, which is designated a Salmonid fishery, other rivers are Cyprinid Fisheries. The River Severn, River Roden and River Tern upstream of Strine Brook have been assigned a target of RE2 'Good Quality', whilst the Strine Brook and the River Tern downstream of Strine Brook have been assigned a target of RE3 'Fairly Good Quality'. Based on the current (2012) WFD status all the receiving waterbodies to the WwTWs serving the study area are predicted to be unable to achieve 'good status' by 2015, and the target by which to reach this is 2027²²⁹.

Figure 1.35: Watercourses in the Shropshire Middle Severn Catchment Abstraction Management Area²³⁰



- 1.417 Although there has been a general improvement in watercourses in the past few decades, nitrate and phosphate levels in water have remained high. Almost all of

²²⁹ Telford and Wrekin Council (2014) Detailed Water Cycle Study Final Report.

²³⁰ Environment Agency, 2007: The Shropshire Middle Severn Catchment Abstraction Management Strategy

Telford & Wrekin is a Nitrate Vulnerable Zone and hence a need to protect and enhance resources²³¹.

- 1.418 Under the Freshwater Fish Directive for the relevant designation, The Rivers Severn and Tern and Strine Brook all achieved the required imperative standards for the 2007 monitoring period.
- 1.419 There are several Special Area of Conservation (SAC) and Special Protection Area (SPA) within the Severn River Basin District. While none are within Telford & Wrekin, changes to the volume and/or quality of water in the River Severn and its tributaries as a result of development may affect the Severn Estuary SAC and SPA downstream.
- 1.420 Telford & Wrekin overlaps two river catchments, the Shropshire Middle Severn Catchment and the Worcestershire Middle Severn Catchment, with the majority being in the former catchment. The Shropshire Middle Severn Catchment is largely rural, ecologically rich and with designated sites, and part of the Midlands Meres and Mosses Ramsar Site. The area is vulnerable to increases in abstraction for public supply and irrigation, particularly during low flow conditions.
- 1.421 The last decade has seen 62 significant weather events which have impacted, in some way, on the services which the Council and its local partners provide²³². Work on the Local Climate Impact Profile revealed that flood risk appears to have increased over the last decade.
- 1.422 Strategic Flood Risk Assessments (SFRAs) Levels 1 and 2 for have been produced. The December 2008 SFRA Level 2 Report²³³ examined the following watercourses (see Figure 1.36).
- Hurley Brook Tributary;
 - Mad Brook;
 - Wall Brook;
 - Tributary of Wesley Brook.
- 1.423 The West Midlands Regional Flood Risk Assessment²³⁴ provides a flood risk indicator for the Authority. This concludes that the risks are medium but that the consequences are high (see Table 1.26).
- 1.424 The Environment Agency's River Severn Catchment Flood Management Plan²³⁵ (CFMP) identifies the Telford area as being within Policy 5: requiring further action to reduce flood risk.

²³² Telford & Wrekin 2010 : Local Climate Impact Profile Summary Report

²³³ Halcrow, 2008: Strategic Flood Risk Assessment Level 2.

²³⁴ Halcrow, 2009: The West Midlands Regional Flood Risk Assessment

²³⁵ EA (2009) River Severn Catchment Flood Management Plan [online]

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/289103/River_Severn_Catchment_Management_Plan.pdf [accessed July 2015]

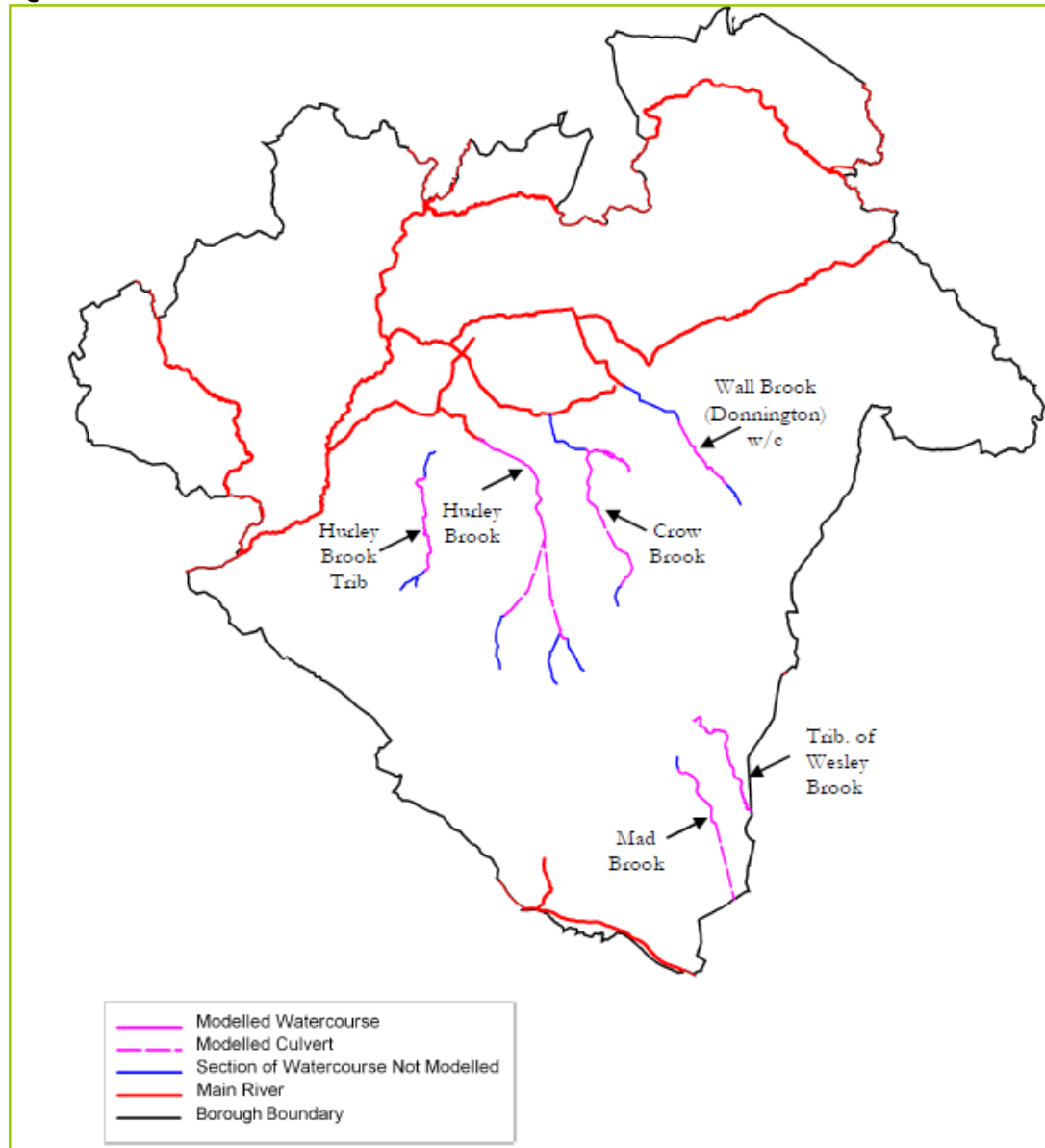
Figure 1.36: SFRA Level 2 Modelled Watercourses

Table 1.27: West Midlands RFSA Flood Risk Indicators

Type of Flood Risk	Source of Flooding	Perceived Flood Risk		Summary
		Probability	Consequence	
Inherent Flood Risk		Medium	High	7% of the Borough is located in Flood Zone 3.
Climate Change Flood Risk		Medium	High	9% of the Borough is located in Climate Change Flood Zone 3.
Fluvial Flood Risk		Low	High	There are several Main Rivers within the area, but there has only been a small history of flooding, mainly in rural areas with few records of property flooding. There is a residual risk of localised flooding due to culvert blockages during intense rainfall events.
Flood risk from other sources	Surface Water	Medium	Medium	There is low risk of sewer flooding from sewers in Telford and Wrekin, with the records showing the predominant risk is from external, foul flooding. However, surface water flood risk is moderate.
	Groundwater	Low	Low	The SFRA states that no groundwater flooding issues were produced by the Council, however mine water problems have been highlighted in the Donnington and Iron Gorge areas but discharge rates are not sufficient to cause flooding.
Residual	Defences	Low	Medium	The SFRA shows no permanent formal defences in the Borough, but there are temporary Geodesign Barrier defences at the Wharfage in Ironbridge.
	Canals	Low	Medium	There are no EA reports of canal flooding, but the Council's own data suggests that there could be issues in the future, particularly with the Shropshire Union canal and Sutton Hill canal.
	Reservoirs	Low	High	There are 15 reservoirs in the Borough, but no records of overtopping or breaches. While the majority are located in rural areas, Ketley Sands, Holmer Farm Balancing Lake and Priorslee Flash reservoirs are all located in close proximity to urban areas.
Critical Infrastructure		Vulnerability Rank = 11	Low	The vulnerability rank is 11 and the consequence low
Overall Risk		Medium	High	The medium overall flood risk probability and high consequence in Telford and Wrekin suggests a higher overall risk than that reported in the Faber Maunsell West Midlands RFRA Report (Oct, 2007). This is probably due to more up to date information being available during the writing of this report.

1.425 The West Midlands RFRA quotes the Strategic Flood Risk Assessment in recording the flood risk status of the following watercourses:

- **River Strine:** Relatively narrow floodplain, but affects properties in Admaston, Leegomery, Hortonwood and the Humbles;
- **River Tern:** Risk to Crudgington and Longdon on Tern;
- **River Severn:** Passes through Ironbridge Gorge affecting few properties;
- **Mad Brook and Nedge Hill Brook:** Affect properties in Holmswood, Stirchley and Halesfield;
- **Sewer flooding:** Little risk;
- **Shropshire Union and Sutton Hill Canal:** Possible future flooding issues;
- **Southwater Lake:** Possible leaks from the lakes.
- **Mine water:** Problems in Donnington and Ironbridge Gorge but no flooding;
- **Groundwater:** Not an issue.

1.426 The West Midlands RFRA concludes that there is relatively low flood risk, but that new developments must be aware of the CFMP plan and not develop on areas affected by the long term North Shropshire Tributaries Policy of increasing flood risk in areas

which are currently used for agriculture. Surface water and drainage system problems (septic tanks and runoff from playing fields) within Telford are identified as an issue. The RFRA recommends that development should take place in Flood Zone 1 where possible and that the Sequential Test and Exception Test be undertaken for all new sites.

Telford

- 1.427 A series of eleven Surface Water Action Plans have been prepared for Telford each setting out the waterbodies; sewer infrastructure and an assessment of flood risk to support a future surface water management strategy. They offer recommendations for developers.

Newport

- 1.428 Newport lies within an area of Triassic Sandstone (a Major Aquifer) with soils that are moderately permeable. Infiltration SuDS will therefore be suitable for low intensity rainfall, but for larger storm events some storage SuDS may be required.
- 1.429 The town is within a Source Protection Zone. The south of the town lies within SPZ2, which is defined by a 400 day travel time to the abstraction. Groundwater within the area is therefore sensitive to pollution and SuDS should be designed to improve water quality for any discharges made to ground.
- 1.430 As noted above, the water quality of the Strine Brook and the River Tern downstream of Strine Brook has been assigned a target of RE3 'Fairly Good Quality' as water quality suffers from enrichment from nutrients (phosphates and nitrates).

Rural Areas

- 1.431 Waters Upton and High Ercall lie on the boundary of SPZ3 with moderately permeable soils. Infiltration SuDS is suitable for low intensity rainfall, but for larger storm events some storage SuDS may be required. Consideration should be given to SuDS that can improve the water quality of any discharges made to ground.
- 1.432 As the soils at Tibberton exhibit a moderate to low permeability, it is less likely that infiltration SuDS is suitable hence storage SuDS should be preferentially investigated²³⁶.

Future Baseline Conditions

Authority-wide

- 1.433 There is no evidence to indicate the future state of water quality. As a result of climate change however, it is envisaged that reduced river flow will lead to a concentration of pollutants as the diluting abilities decline.
- 1.434 The 2010 Local Climate Impact Profile identified that the following flooding related issues potentially await the Council:
- Health effects of flooding;
 - Disruption to school transport;
 - Increased risk of flooding of buildings;

²³⁶ Telford & Wrekin, 2009: Preliminary Water Cycle Study

- Increase in seasonal river flooding to tourism centres.

Telford

- 1.435 It is assumed with lower summer rainfall that water levels in watercourses will decline leading to reduced dilution of pollutants and hence a worsening of the water quality.

Newport

- 1.436 The effect of the Water Framework in stimulating higher water quality may lead to an improvement in the quality of discharge from the waste water treatment works at Newport. It is in this context that the addition of 60 new houses every year may give rise to added incentive to improve the quality of the discharges.

Rural Areas

- 1.437 It is assumed with lower summer rainfall that water levels in watercourses will decline leading to reduced dilution of pollutants and hence a worsening of the water quality.

Appendix III: Updated Review of Plans and Programmes

This updated plans and programmes review builds on the work presented in Appendix B of the Final SA Scoping Report (June 2013).

INTERNATIONAL

Plan / Policy / Programme	Author	Date	Implications for Telford & Wrekin LP and SA	SEA Topics
A resource-efficient Europe – Flagship initiative under the Europe 2020 Strategy	EU	2011	<p>To achieve a resource-efficient and low-carbon economy the following are needed:</p> <ul style="list-style-type: none"> ■ coordinated action in a wide range of policy areas ■ act urgently due to long investment lead-times ■ empower consumers to move to resource-efficient consumption, to drive continuous innovation and ensure that efficiency gains are not lost <p>This flagship initiative aims to create a framework for policies to support the shift towards a resource-efficient and low-carbon economy which will help us to:</p> <ul style="list-style-type: none"> ■ boost economic performance while reducing resource use; ■ identify and create new opportunities for economic growth and greater innovation and boost the EU's competitiveness; ■ ensure security of supply of essential resources; ■ fight against climate change and limit the environmental impacts of resource use. <p>Adopt policies that promote resource efficiency</p>	<ul style="list-style-type: none"> ■ Material assets
Energy Efficiency Directive	EU	2012	<p>Establishes a set of binding measures to help the EU reach its 20% energy efficiency target by 2020. Under the Directive, all EU countries are required to use energy more efficiently at all stages of the energy chain from its production to its final consumption.</p> <p>Steer public spending towards energy efficient generation, products, transport modes, buildings, works and services</p>	<ul style="list-style-type: none"> ■ Material assets ■ Climate change
Energy Efficiency Plan 2011	EU	2011	<p>The plan focuses on instruments to trigger the renovation process in public and private buildings and to improve the energy performance of the components and appliances used in them. It promotes the exemplary role of the public sector, proposing to accelerate the refurbishment rate of public buildings through a binding target and to introduce energy efficiency criteria in public spending. It also foresees obligations for utilities to enable their customers to cut their energy consumption.</p> <p>Public bodies should take the lead in bringing their buildings up to high energy performance levels. In order to achieve this result it would be appropriate for public authorities at least to double the current renovation rate.</p>	<ul style="list-style-type: none"> ■ Material assets ■ Climate change

Plan / Policy / Programme	Author	Date	Implications for Telford & Wrekin LP and SA	SEA Topics
			Steer public spending towards energy efficient products, transport modes, buildings, works and services	
A Roadmap for moving to a competitive low carbon economy in 2050	EU	2011	Sets out reductions in CO ₂ needed across different sectors by 2050. Promote a low carbon economy.	■ Climate change
Strategic Environmental Assessment (SEA) Directive 2001/42/EC	EU	2001	The Directive which requires an assessment to be made of the effect of certain plans and programmes on the environment. Key issues include biodiversity, health, soil, water, air quality, landscape, cultural heritage, climate, flora and fauna. The Plan will be subject to SEA, and the SA process will be designed to incorporate SEA and fully comply with the Directive.	■ All
Our life insurance, our natural capital: an EU biodiversity strategy to 2020 COM(2011) 244 final	EU	2011	This strategy is aimed at reversing biodiversity loss and speeding up the EU's transition towards a resource efficient and green economy. By 2050, European Union biodiversity and the ecosystem services it provides — its natural capital — are protected, valued and appropriately restored for biodiversity's intrinsic value and for their essential contribution to human wellbeing and economic prosperity, and so that catastrophic changes caused by the loss of biodiversity are avoided. 2020 headline target Halting the loss of biodiversity and the degradation of ecosystem services in the EU by 2020, and restoring them in so far as feasible, while stepping up the EU contribution to averting global biodiversity loss. Address measures to halt biodiversity losses.	■ Biodiversity
General Union Environment Action Plan to 2020: Living well, within the limits of our planet (EU Seventh Environmental Action Programme)	EU		Recognises that land use planning and management decisions in the Member States can have a major influence on the environment, leading to fragmentation of the countryside and pressures in urban areas and the coast. The Programme identifies three key objectives; to protect, conserve and enhance the Union's natural capital; to turn the Union into a resource-efficient, green, and competitive low-carbon economy; and to safeguard the Union's citizens from environment-related pressures and risks to health and wellbeing. Four 'enablers' will help to deliver on these goals; better implementation of legislation; better information by improving the knowledge base; more and wiser investment for environment and climate policy; and full integration of environmental requirements and considerations into other policies. Two additional priority objectives complete the programme; to make the Union's cities more sustainable; and to help the Union address international environmental and climate challenges more effectively. The Plan should consider implementing policies which help bring about improvements in resource efficiency and natural capital.	■ Climate change and climatic factors

Plan / Policy / Programme	Author	Date	Implications for Telford & Wrekin LP and SA	SEA Topics
Energy infrastructure priorities for 2020 and beyond - A Blueprint for an integrated European energy network	EU	2010	The development and modernisation of district heating and cooling networks should therefore be promoted as a matter of priority in all larger agglomerations where local or regional conditions can justify it in terms of, notably heating or cooling needs, existing or planned infrastructures and generation mix etc. This will be addressed in the Energy Efficiency Plan and the 'Smart Cities' innovation partnership, to be launched in 2011. Address provision of district heating systems.	<ul style="list-style-type: none"> Material assets Climate change
Energy 2020 A strategy for competitive, sustainable and secure energy COM(2010) 639.	EU	2010	The new energy strategy focuses on five priorities: <ul style="list-style-type: none"> Achieving an energy efficient Europe; Building a truly pan-European integrated energy market; Empowering consumers and achieving the highest level of safety and security; Extending Europe's leadership in energy technology and innovation; Strengthening the external dimension of the EU energy market. Adopt policies promoting energy efficiency particularly in buildings and transport, smart networks and measures to reduce reliance upon oil	<ul style="list-style-type: none"> Material assets Climate change
European Strategy for Sustainable Development	EC	2009	Economic situation provides an opportunity to address financial and ecological sustainability and develop a dynamic low-carbon and resource-efficient, knowledge-based, socially inclusive society. Contribute towards promotion of low carbon systems	<ul style="list-style-type: none"> Climatic factors
Johannesburg Declaration on Sustainable Development	EC	2002	The Johannesburg Declaration highlights present challenges, expresses a commitment to sustainable development, underscores the importance of multilateralism and emphasises the need for implementation. Key objectives are; to halve the proportion of people without access to drinking water and basic sanitation by 2015; and develop a ten year framework of sustainable consumption and production programmes. The implications is that the Plan should produce sustainable patterns of development. The SA process seeks to ensure that adverse sustainability effects are minimised and opportunities for sustainable development are maximised.	<ul style="list-style-type: none"> Human Health Climatic factors
Action Plan on Urban Mobility	EC	2009	The actions proposed are centred on six themes <ul style="list-style-type: none"> Promoting integrated policies through Focusing on citizens Greening urban transport Strengthening funding Sharing experience and knowledge Optimising urban mobility Consider opportunities for support from EU initiatives under the Action Plan	<ul style="list-style-type: none"> Population Human health Climatic factors

Plan / Policy / Programme	Author	Date	Implications for Telford & Wrekin LP and SA	SEA Topics
Copenhagen Accord	UN	2009	<p>Agreed to:</p> <ul style="list-style-type: none"> Recognise the scientific view that the increase in global temperature should be held below 2.0°C Deep cuts in global emissions are required according to science Commit to implement the quantified economy wide emissions targets for 2020, to be submitted by 31 January 2010 [Annex I Parties, including the European Union]. <p>Contribute towards reducing greenhouse gas emissions</p>	<ul style="list-style-type: none"> Climatic factors Human health Air quality
Adapting to Climate Change: Towards a European framework for Action	EC	2009	<ul style="list-style-type: none"> Promote strategies that increase the resilience to climate change of health, property and the productive functions of land, inter alia by improving the management of water resources and ecosystems. Framework for adaptation measures and policies to reduce the European Union's vulnerability to the impacts of climate change. The White Paper outlined the need for establishing a Clearing House Mechanism by 2011 that would enable exchanging information on climate risks, impacts and best practices between government, agencies and organisations working on adaptation policies. <p>Monitor information on climate risk, impacts and best practices on adaptation</p>	<ul style="list-style-type: none"> Climate Change
Directive 2009/33 on the Promotion of Clean and Energy-Efficient Road Transport Vehicles	EC	2009	<ul style="list-style-type: none"> Requires contracting authorities, contracting entities as well as certain operators to take into account lifetime energy and environmental impacts, including energy consumption and emissions of CO₂ and of certain pollutants, when purchasing road transport vehicles <p>Demonstrate commitment to take consideration of lifetime costs when purchasing vehicles</p>	<ul style="list-style-type: none"> Climatic factors Human health Air quality Material assets
Ambient Air and Cleaner Air for Europe Directive 2008/50/EC	EC	2008	<ul style="list-style-type: none"> Establishes objectives for ambient air quality and common methods of assessment, provision of information to the public and maintaining good air quality and improving on it in other cases. Requires monitoring and modelling in zones and agglomerations exceeding air pollution thresholds. Limit values not to be exceeded. Air quality plans needed which can include measures for protection of sensitive population groups. <p>Continue to reduce vehicle emissions and enhancing air quality</p>	<ul style="list-style-type: none"> Human health Air quality

Plan / Policy / Programme	Author	Date	Implications for Telford & Wrekin LP and SA	SEA Topics
Directive 2007/60/EC Assessment and Management of Flood Risk	EU	2007	Requires a preliminary flood risk assessment for each river basin district or unit of management. To include maps, significant floods, and assessment of potential adverse consequences of future floods. Flood risk maps and management plans are to be prepared Consider implications of flood risk and management plans	<ul style="list-style-type: none"> Water Material assets Landscape / townscape
Strategy on Climate Change: Control Measures Through Until 2020 and Beyond	EC	2007	Plans to reduce CO ₂ emissions from cars to reach the target of 120 grams of CO ₂ per kilometre (g CO ₂ /km). Assist in lowering emissions	<ul style="list-style-type: none"> Climatic factors Material assets
EU Sustainable Development Strategy	EU	2006	The Renewed EU Sustainable Development Strategy was adopted by the European Council in June 2006. It is an overarching strategy for all EU policies which sets out how we can meet the needs of present generations without compromising the ability of future generations to meet their needs. The Sustainable Development Strategy deals in an integrated way with economic, environmental and social issues and lists the following seven key challenges: <ul style="list-style-type: none"> Climate change and clean energy Sustainable transport Sustainable consumption and production Conservation and management of natural resources Public health Social inclusion, demography and migration Global poverty Promote sustainable development across the challenge areas.	<ul style="list-style-type: none"> Climatic factors Population Human health Water Material assets Transport Population
Convention on the Rights of Persons with Disabilities	UN	2006	Parties take appropriate measures to ensure access to the physical environment, to transportation, to information and communications, including information and communications technologies and systems, and to other facilities and services open or provided to the public, both in urban and in rural areas. Provide equality of access, information and the physical environment for those with disabilities	<ul style="list-style-type: none"> Population Human health

Plan / Policy / Programme	Author	Date	Implications for Telford & Wrekin LP and SA	SEA Topics
Waste Framework Directive 2006/12/EC	EC	2006	The recovery of waste and the use of recovered materials as raw materials should be encouraged in order to conserve natural resources. Provide policies that reduce the amount of waste and maximise use of secondary aggregates and other recyclates	<ul style="list-style-type: none"> Material assets
Directive 2006/44/EC on the quality of fresh waters needing protection or improvement in order to support fish life	EC	2006	Concerns the quality of fresh waters and shall apply to those waters designated by the Member States as needing protection or improvement in order to support fish life salmonid waters or cyprinid waters setting out parameters for their quality Contribute towards the protection of water quality	<ul style="list-style-type: none"> Water Biodiversity
Action Plan on Biodiversity	EC	2006	The Action Plan stipulates priority objectives, which are divided into four policy areas (biodiversity in the EU, the EU and global biodiversity, biodiversity and climate change, and the knowledge base). It further specifies four main supporting measures (financing, decision-making, building partnerships, and public education, awareness and participation), as well as monitoring, evaluation and review measures. Protect biodiversity	<ul style="list-style-type: none"> Biodiversity
Directive 2006/116/EC on the Protection of Groundwater Against Pollution and Deterioration	EC	2006	Measures to protect and control groundwater pollution Consider measures to protect groundwater against pollution from highway runoff where necessary	<ul style="list-style-type: none"> Human health
Collaboration Between the Health and Transport Sectors in Promoting Physical Activity	WHO	2006	Promotion of measures to enhance health particularly through safe cycling and walking Promote non-motorised modes	<ul style="list-style-type: none"> Human health Population Climate Change
Thematic Strategy on Air Pollution	EC	2005	Compared with the situation in 2000, the Strategy sets specific long-term objectives (for 2020): <ul style="list-style-type: none"> 47% reduction in loss of life expectancy as a result of exposure to particulate matter 10 % reduction in acute mortalities from exposure to ozone reduction in excess acid deposition of 74% and 39% in forest areas and surface freshwater areas respectively 43% reduction in areas or ecosystems exposed to eutrophication Contribute to reducing vehicle emissions	<ul style="list-style-type: none"> Air quality Human health Biodiversity

Plan / Policy / Programme	Author	Date	Implications for Telford & Wrekin LP and SA	SEA Topics
Framework Convention on the Value of Cultural Heritage for Society	Council of Europe	2005	<ul style="list-style-type: none"> - Not yet in force. - Sees heritage both as a resource for human development, the enhancement of cultural diversity and the promotion of intercultural dialogue, and as part of an economic development model based on the principles of sustainable resource use. - Efforts to conserve and appreciate the heritage must be regarded not as an activity peripheral to modern life, but as an essential action to sustain and deploy assets which are vital to the quality of everyday life and to future progress. Promote protection of cultural heritage	<ul style="list-style-type: none"> ■ Cultural heritage ■ Material assets
Health Effects of Transport-Related Air Pollution	WHO	2005	Sets out the health risks from pollution Contribute to reducing vehicle emissions	<ul style="list-style-type: none"> ■ Human health
European Landscape Convention	Council of Europe	2005	<ul style="list-style-type: none"> - Promotes landscape protection, management and planning, and European co-operation on landscape issues - It highlights the importance of developing landscape policies dedicated to the protection, management and creation of landscapes, and establishing procedures for the general public and other stakeholders to participate in policy creation and implementation All landscape issues to be considered in spatial planning, land use and resource management	<ul style="list-style-type: none"> ■ Landscape
Kyoto Protocol to the UN Framework on Climate Change	International	2005	Reduce greenhouse gases and adapt to climate change. Adopt measures to reduce emissions and adapt to climate change.	<ul style="list-style-type: none"> ■ Cultural heritage
EU Directive on the Promotion of Bio-fuels for Transport (2003/30/EC)	EC	2003	Promotes bio-fuels. Consider policies that promote bio-fuels.	<ul style="list-style-type: none"> ■ Material assets
Protocol on Strategic Environmental Assessment to the Convention on Environmental Impact Assessment in a Transboundary Context	UNECE	2003	In force 2010 giving explicit recognition to the need to assess the effects of plans and programmes upon health. Requires health authorities to be consulted and significant environmental and health effects to be monitored Additional aspects are the need to describe health problems as well as environmental problems and include monitoring for significant health effects. Consider health issues and provide for monitoring of health issues	<ul style="list-style-type: none"> ■ Human health
Council Directive 2002/49/EC on the Assessment and Management of Environmental Noise	EC	2002	Required the mapping of exposure to noise, the publication of the findings and the preparation of action plans with a view to preventing and reducing environmental noise where necessary and particularly where exposure levels can induce harmful effects on human health and to preserving environmental noise quality where it is good. Consider measures to reduce noise levels	<ul style="list-style-type: none"> ■ Noise ■ Human health

Plan / Policy / Programme	Author	Date	Implications for Telford & Wrekin LP and SA	SEA Topics
Directive 2001/81/EC National Emission Ceiling Directive	EC	2001	Sets ceilings for each EU Member State for emissions of ammonia, nitrogen oxides, sulphur dioxide and volatile organic compounds (VOCs) Contribute towards improving air quality	<ul style="list-style-type: none"> Air quality Human health
Water Framework Directive 2000/60/EC	EC	2000	Provides framework for management of water resources throughout the EU. Transposed into English law by the Water Environment (Water Framework Directive) (England and Wales) Regulations 2004. Requires all rivers to aim to achieve good status by 2015 and charged the Environment Agency with production of River Basin Management Plans to be implemented by the end of 2009. Take account of River Basin Management Plan for the Humber Basin	<ul style="list-style-type: none"> Water Biodiversity Soils
Directive 99/31/EC on the landfill of waste	EC	1999	Reduces the amount of waste to be sent to landfill Adopt policies to assist in the application of the waste hierarchy and divert waste from landfill	<ul style="list-style-type: none"> Material Assets
Council Directive 1999/30/EC on Ambient Air Quality Limits	EC	1999	Sets limit values for sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matter and lead in ambient air Contribute towards meeting limit values	<ul style="list-style-type: none"> Air quality Human health
Air Quality Framework Directive 1996/62/EC	EC	1996	Sets strategic framework for tackling air quality by setting limit values for twelve air pollutants through daughter directives Contribute towards meeting limit values	<ul style="list-style-type: none"> Air quality Human health
The Pan-European Biological and Landscape Diversity Strategy	EC	1995	Aims to ensure that the ecosystems on which species depend continue to function, rather than protecting only threatened species or a limited number of valuable sites Protect biodiversity beyond protected sites	<ul style="list-style-type: none"> Biodiversity
European Convention on the Protection of the Archaeological Heritage	Council of Europe	1992	Protects archaeology. Provide policies to protect the archaeological heritage.	<ul style="list-style-type: none"> Historic environment
United Nations Framework Convention on Climate Change	UN	1992	Stabilization of greenhouse gas concentrations in the atmosphere at a level that would prevent dangerous anthropogenic interference with the climate system Contribute towards reducing greenhouse gases	<ul style="list-style-type: none"> Climatic factors Human health
Conservation of Natural Habitats of	EC	1992	Provides for protection and establishment of Special Areas of Conservation (SAC sites) Consider the potential for effects upon SACs	<ul style="list-style-type: none"> Biodiversity

Plan / Policy / Programme	Author	Date	Implications for Telford & Wrekin LP and SA	SEA Topics
Wild Flora and Fauna (The Habitats Directive) 1992/43/EEC				
The Convention on Biological Diversity	International	1992	Protection and enhancement of biodiversity Protect biodiversity beyond protected sites	■ Biodiversity
Convention for the Protection of the Architectural Heritage of Europe	Council of Europe	1987	Promote policies for the conservation and enhancement of Europe's heritage. See to conserve and enhance cultural heritage	■ Cultural heritage
The Convention on Wetlands of International Importance 1971 (amended 1982)		1982	Conservation and wise use of wetlands and their resources Protect interests of any Ramsar site that might be affected.	■ Biodiversity
Bonn Convention on the Conservation of Migratory Species of Wild Animals	International	1979	Protection and enhancement of biodiversity Protect biodiversity	■ Biodiversity
Bern Convention on the Conservation of European Wildlife and Natural Habitats	International	1979	Protection of appendix II species including the destruction of breeding or resting sites, disturbance of wild fauna, taking of eggs and trade in animals Not of relevance	■ Biodiversity
Directive on the Conservation of Wild Birds (79/409/EEC)	EC	1979	Protection of habitat and wildfowl species Not of relevance as no Special Protection Areas near to the borough	■ Biodiversity
Freshwater Fish Directive (78/659/EEC)	EC	1978	Protection of watercourses with a fisheries interest. Adopt policies to protect fishery interests.	■ Biodiversity ■ Water
Waste Framework Directive 75/442/EEC	EC	1975	Established the waste hierarchy (reduce, reuse, recycle, energy recover, disposal) and seeks waste minimisation across Member States. Reduce promote waste minimisation practices	■ Material assets
Convention concerning the protection of the world cultural and natural heritage	UNESCO	1972	Provides for the protection of world heritage sites such as Ironbridge. Develop policies to protect world heritage.	■ Historic environment

Plan / Policy / Programme	Author	Date	Implications for Telford & Wrekin LP and SA	SEA Topics
Ramsar Convention on Wetland of International Importance especially as waterfowl habitat	International	1971	Habitat of wetland sites. Consider implications of potential indirect effects upon Midlands Meres and Moses Phase 1 and 2 Sites and Fenns's Whixall, Bettisfield, Wem and Cadney Mosses Ramsar sites	■ Biodiversity

NATIONAL

Plan / Policy / Programme	Author	Date	Implications for Telford & Wrekin LP and SA	SEA Topics
National Planning Policy Framework (NPPF)	DCLG	2012	<p>The NPPF is the overarching policy framework for the delivery of sustainable development across England. It sets the broad objectives for development across the topics of;</p> <ul style="list-style-type: none"> ■ Building a strong, competitive economy ■ Ensuring the vitality of town centres ■ Supporting a prosperous rural economy ■ Promoting sustainable transport ■ Supporting high quality communications infrastructure ■ Delivering a wide choice of high quality homes ■ Requiring good design ■ Promoting healthy communities ■ Protecting Green Belt land ■ Meeting the challenge of climate change, flooding and coastal change ■ Conserving and enhancing the natural environment ■ Conserving and enhancing the historic environment ■ Facilitating the sustainable use of minerals ■ Plan-making ■ Decision-taking <p>The Plan will need to support the broad national objectives, and development will need to accord with the framework. The SA process can contribute to identifying policy and site options that contribute to the achievement of sustainability objectives, and recommendations to enhance benefits or mitigate potential negative effects arising as a result of the Plan.</p>	<ul style="list-style-type: none"> ■ All
The Natural Choice: Securing the Value of Nature	Defra	2011	<p>Sets out commitment to new Biodiversity Strategy for England along with the establishment of Local Nature Partnerships, Nature Improvement Areas, biodiversity offsetting. Also provides a commitment to putting natural capital at the centre of economic thinking and at the heart of how economic progress is measured. It proposes the establishment of a Local Green Areas designation and the establishment of a Green Infrastructure Partnership.</p>	<ul style="list-style-type: none"> ■ Biodiversity, ■ Water ■ Climate Change ■ Landscape ■ Public Health

The Importance of Teaching	DfE	2010	Increase the freedom and autonomy for all schools allowing them to develop as they choose. Consider whether White Paper has implications for spatial planning policies.	■ Population
Transport				
National Infrastructure Plan 2014	HM Govt	2014	Sets out Government's vision for major infrastructure investment. <ul style="list-style-type: none"> ■ £15 billion of investment in the Strategic Road Network as part of a new Road Investment Strategy which will include undertaking over 100 major schemes to 2020-21, including transformational projects for the A303 and A1 north of Newcastle ■ A £2.3 billion programme of flood investment investing in over 1,400 schemes to protect at least 300,000 homes; underpinned by a detailed pipeline of individual schemes including at Oxford, Lowestoft, Yalding, River Thames and the Humber ■ A £38 billion Network Rail delivery programme, including electrification of key lines, as well as commitments to transformational projects such as Crossrail, phase 1 of which is due to complete in 2018, and HS2, phase 1 of which is due to start construction in 2017 ■ Continued support for digital infrastructure which will ensure that 95% of premises have access to superfast broadband by 2017 ■ An ambitious programme of investment in science infrastructure, including ground-breaking projects such as a new polar research ship and Met Office supercomputer The Plan and SA will need to consider the implications of these investment priorities and the opportunities associated with these changes.	<ul style="list-style-type: none"> ■ Climatic factors ■ Population - accessibility
Active Travel Strategy	DfT/DoH	2010	<ul style="list-style-type: none"> ■ Local authorities introduce 20mph zones and limits into more residential streets ■ Access to Bikeability cycle training for every child ■ Every major public sector employer signed up to provide high quality facilities and support for cyclists through the Cycle to Work Guarantee. ■ Cycle parking at or within easy reach of every public building ■ Sufficient secure bike parking at every rail station Introduce 20mph zones and provide measures for cycling	■ Human health
Community Transport: LTP Best Practice Guidance	DfT	2010	Local authorities to involve community transport in the development and delivery of their transport plans and policies. Consider community transport objectives	<ul style="list-style-type: none"> ■ Population ■ Human health
The Future of Urban Transport	DfT	2009	Puts forward a vision of urban transport that envisages enhanced mobility through a wider choice of journey, reduced congestion, better health and enjoyable urban spaces as a result of: <ul style="list-style-type: none"> ■ enhanced mobility through a wider choice of journey ■ reduced congestion and increased journey time reliability 	<ul style="list-style-type: none"> ■ Population ■ Human health ■ Climate change

			<ul style="list-style-type: none"> ■ better health as a result of improved safety and much greater levels of walking and cycling; and ■ streets and public spaces which are enjoyable places to be, where exposure to harmful emissions is reduced, and where quality of life is transformed ■ reduced threat from climate change. <p>- Plans and proposals for investment must be considered against their ability to make progress on all five of the Department's goals – economic development, climate change, safety, security and health, quality of life and equality of opportunity. It is not sufficient to identify an initiative that mitigates one problem without also considering its effects more widely.</p> <p>- The Government wants to see proposals that give:</p> <ul style="list-style-type: none"> ■ effective alignment between decision making on transport and decisions on other areas of policy such as land use, economic development and wider regeneration ■ robust and streamlined decision making arrangements which allow necessary decisions to be taken on complex and difficult issues in a timely and transparent manner ■ a real enhancement of delivery capability and capacity by taking a coherent and integrated approach to managing currently fragmented transport planning and delivery skills and capacity ■ an examination and, if necessary, redress of any operational fragmentation, in particular on highways, traffic management and public transport to ensure greater alignment of policy interventions and maximise delivery efficiencies across public authorities involved, consistent with appropriate levels of subsidiarity ■ stronger internal challenge and assessment functions, allied to improved performance management, to ensure that urban areas are better equipped to take decisions in relation to future plans and interventions, maximise VfM, monitor impacts of interventions and safeguard public funds <p>- Enhance mobility, reduce congestion and increase journey time reliability, improve safety while providing more cycling and walking in enjoyable streets.</p> <p>- Consider effects across all DfT goals</p> <p>- Integrate transport decision making with other policy areas with timely decisions through stronger internal challenge and assessment functions</p>	<ul style="list-style-type: none"> ■ Material assets
Providing Transport in Partnership	DfT	2009	<p>Advice to local authorities and NHS agencies on the benefits of integrating the organisation and procurement of transport provided for patients and clients across various sectors.</p> <p>Provide for an integrated approach to passenger transport planning procurement and provision. Engage with the commercial and third sector.</p>	<ul style="list-style-type: none"> ■ Material assets
Strategy for Lorry Parking in England	DfT	2009	<p>Encourage Councils to consider and support the need of lorry parking where it is required</p> <p>Consider need for lorry parking</p>	<ul style="list-style-type: none"> ■ Population

				<ul style="list-style-type: none"> Human health Material assets
Transport Guidance: Supporting Access to Positive Activities	DfT/DCFS	2009	<ul style="list-style-type: none"> - Aimed at the Children's Trusts and transport planners to ensure services for children are delivered coherently alongside transport planning measures. - Part of the Government's strategy 'Aiming high for young people' a ten year strategy with links to the Local Transport Act 2008 - Need to consider the following to address young people's participation in positive activities: <ul style="list-style-type: none"> Joint planning between Children's Trusts and transport planners at an early stage Adopt an holistic approach to young people's transport needs – by reviewing & revising existing arrangements Single over-arching strategy to provide range of transport within an existing LA fleet Young people participating in transport planning. Publicising transport information alongside information on positive activities & youth services Using discretionary powers on transport to develop a 'transport offer' Communicating concessionary transport agreements, including behaviour contracts Linking transport planning with planning for new facilities Review transport routes, availability and cost against changing activity and service provision Explore potential for commercial bus company contributions towards cost of concessionary fares for young people. <p>Include an objective to improve accessibility and social inclusion across the county Establish links to other strategies Provide opportunities for participation of young in transport planning</p>	<ul style="list-style-type: none"> Population Human health
Guidance on Local Transport Plans	DfT	2009	<ul style="list-style-type: none"> - In addition to national goals, local authorities are to address cities & regional network challenges. - Mitigate climate change together with relating to all environmental issues - Integration of Air Quality Action Plans is essential - Analysis of problems not to be restricted to existing problems, but should also attempt to anticipate and prevent any emerging or potential problems - The targets they contain should therefore make clear and visible connections between local transport targets and targets for sustainable economic growth, housing, and social inclusion, through cross-referencing and quotes from wider plan and strategies. - Demonstrate how the authority's processes for drawing up plans and setting targets in those wider areas have responded to the development of its local transport strategy and plan. <p>Take account of guidance</p>	<ul style="list-style-type: none"> Climatic Factors Material Assets Landscape / townscape Human health

The Future of Transport: A Network for 2030	DfT	2004	<ul style="list-style-type: none"> - Promotes: <ul style="list-style-type: none"> ■ Sustained investment in the long term ■ Improvements in transport management ■ Planning ahead ■ Balancing the need to travel with the need to improve the quality of life - The transport shared priority covers: <ul style="list-style-type: none"> ■ Tackling congestion, ■ Delivering accessibility, ■ Safer roads, and ■ Improving air quality <p>Take account of objectives</p>	<ul style="list-style-type: none"> ■ Population ■ Human health ■ Air quality
Building Sustainable Transport into New Developments	DfT	2008	<p>Aimed at those involved in the planning, design and construction of new housing developments. It sets out advice on how to build an effective sustainable transport system in new developments, from the planning to the implementation stage. It recommends a variety of transport options to integrate and adopt according to the location and needs of the individual development.</p> <p>Promote/set out locally relevant solutions</p>	<ul style="list-style-type: none"> ■ Climatic factors ■ Human health ■ Material assets ■ Landscape / townscape ■ Air ■ Water
Delivering a Sustainable Transport System	DfT	2008	<p>Sets out how local authorities are to deliver the national goals for transport and describes the associated challenges.</p> <ul style="list-style-type: none"> ■ to support national economic competitiveness and growth, by delivering reliable and efficient transport networks; ■ to reduce transport's emissions of carbon dioxide and other greenhouse gases, with the desired outcome of tackling climate change; ■ to contribute to better safety, security and health and longer life expectancy by reducing the risk of death, injury or illness arising from transport, and by promoting travel modes that are beneficial to health; ■ to promote greater equality of opportunity for all citizens, with the desired outcome of achieving a fairer society; and to improve quality of life for transport users and non-transport users, and to promote a healthy natural environment. 	<ul style="list-style-type: none"> ■ Climatic factors ■ Human health ■ Material assets ■ Landscape / townscape ■ Air ■ Water

			Address the five national goals	
Meeting Targets through Transport	DfT	2008	<ul style="list-style-type: none"> - Considers how transport can contribute to wider objectives and the opportunity for local authorities and partners to work together. - As well as transport Indicators, the following Local Performance Framework indicators are influenced by transport: <ul style="list-style-type: none"> ■ Climate change and air quality ■ Housing delivery ■ Employment and business growth ■ Participation in sport, volunteering and cultural activities ■ Crime ■ Perceptions of an area ■ Street cleanliness ■ Education & skills ■ Health & well-being <p>Develop relevant targets for objectives.</p>	<ul style="list-style-type: none"> ■ Population; Public health & Safety ■ Climatic factors ■ Material assets
Local Transport Act	Govt	2008	<p>Provides power to take tackle congestion and improve public transport particularly by:</p> <ul style="list-style-type: none"> ■ Improving quality of local bus services, ■ Creating a bus passenger champion to represent the interests of bus passengers, ■ Arrangements for local transport governance <p>Link with bus strategy providing policies and objectives/targets to improve local bus services on strategic routes in the county</p>	<ul style="list-style-type: none"> ■ Population ■ Human health & safety ■ Climatic factors
Delivering a Sustainable Railway	DfT	2007	<p>Promotes a railway that can handle double the amount of freight and passenger traffic that is safer, more reliable and efficient and can cater for needs with a reduced carbon footprint and improved environmental performance.</p> <p>Recognise implications that might emerge for other transport networks</p>	<ul style="list-style-type: none"> ■ Population
Driving the Future Today: A Strategy for ultra-low emission vehicles in the UK	DfT	2013	<p>Government's vision is that by 2050 almost every car and van in the UK will be an ultra low emission vehicle (ULEV), with the UK at the forefront of their design, development and manufacture, making us one of the most attractive locations for ULEV-related inward investment in the world.</p> <p>Enhance the provision of supporting infrastructure for ULEV</p>	<ul style="list-style-type: none"> ■ Climate change ■ Air quality
Sustainable Development				
An Invitation to Shape the Nature of England	Defra	2010	<ul style="list-style-type: none"> - Seeks views on: <ul style="list-style-type: none"> ■ Embedding the true value of natural resources into decision making ■ Adopting a "whole systems" approach to incremental impacts 	<ul style="list-style-type: none"> ■ Population ■ Human health

			<ul style="list-style-type: none"> ■ Optimising take up of ultra-low carbon vehicles ■ Innovation sought in offsetting the impact of development on biodiversity ■ An integrated approach linking a healthy natural environment to economic prosperity, sustainable development, a better quality of life health and wellbeing is sought ■ Ways to manage the natural environment where cross-boundary issues occur and links with mechanisms for economic growth, transport and planning are needed ■ The costs of environmental degradation needs to be better understood and reflected in decisions. ■ Landscape scale approach is needed to managing natural resources <p>Address the new agenda for environmental management</p>	<ul style="list-style-type: none"> ■ Climatic factors ■ Biodiversity ■ Landscape/ townscape
UK Government Sustainable Development Strategy: Securing the Future	Defra	2011	<p>Key commitments in the strategy include:</p> <ul style="list-style-type: none"> ■ researching environmental limits and environmental inequalities ■ taking account of natural systems as a whole, through the use of an ecosystems approach <p>Consider the use of ecosystems and environmental limit approaches to inform decision making</p>	<ul style="list-style-type: none"> ■ Population ■ Human health ■ Climatic factors ■ Biodiversity ■ Landscape/ townscape
Biodiversity				
The Wildlife & Countryside Act (1981) as amended (most notably by the Countryside and Rights of Way (CROW) Act ¹ (2000)	HM Govt	1981	<p>Principal instrument for the protection of Sites of Special Scientific Interest and endangered wildlife within the UK.</p> <p>The CROW Act aims for increased public access to the countryside and strengthens protection for wildlife.</p>	<ul style="list-style-type: none"> ■ Biodiversity
The Natural Choice: Securing the Value of Nature	DEFRA	2011	<ul style="list-style-type: none"> ■ Partnerships of local authorities, local communities and landowners, the private sector and conservation organisations will establish new Nature Improvement Areas (NIAs), based on a local assessment of opportunities for restoring and connecting nature on a significant scale. ■ A new voluntary approach to biodiversity offsetting tested on pilot areas is proposed. ■ Coherent and resilient ecological networks are to be created. <p>Consider developing a strategy for biodiversity offsetting.</p>	<ul style="list-style-type: none"> ■ Biodiversity

¹ <http://www.jncc.gov.uk/page-1377>

Biodiversity 2020: A Strategy for England's wildlife and ecosystem services	Defra	2011	<p>The strategy builds on the Natural Environment White Paper and provides a comprehensive picture of how the Government are implementing international and EU commitments. It also sets out the strategic direction for biodiversity policy for the next decade on land (including rivers and lakes) and at sea. The mission for this strategy, for the next decade, is:</p> <p>To halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.</p> <p>Protect and enhance ecosystems and ecological networks for the benefit of wildlife and people.</p>	■ Biodiversity
Natural Environment and Rural Communities Act	Govt	2006	<p>Requires local authorities to have regard to biodiversity conservation in carrying out their functions - referred to as their "Biodiversity Duty".</p> <p>Defra's guidance on Biodiversity Duty states that biodiversity should be a key component of sustainable development and that local authorities should utilise of Local Biodiversity Action Planning – highlighting the role of the LBAPs.</p> <p>Consider LBAP</p>	■ Biodiversity
Landscape/Townscape				
The Natural Choice: Securing the Value of Nature	DEFRA	2011	<ul style="list-style-type: none"> ■ A new Green Areas Designation giving local people an opportunity to protect green spaces that have significant importance to their local communities is proposed to be introduced by April 2012. ■ Measures to reduce the negative impacts of artificial light and protect existing dark areas will be explored. Exemptions from artificial light statutory nuisance are to be explored. <p>Consider implications on site allocations.</p>	■ Landscape / townscape
The Royal Commission on Environmental Pollution (RCEP) Report on Artificial Light in the Environment Government Response	Defra	2010	<ul style="list-style-type: none"> ■ Government supports the recommendation at highway authorities reassess the lighting of roads against potential road safety and crime reduction benefits. ■ Guidance on this topic in any future edition of "Well-lit Highways", their code of practice on street lighting maintenance management anticipated. ■ Replacement of road lighting to minimise impacts of stray light. ■ Government to disseminate information from trials on reducing or turning off lights where there is unlikely to be any significant use of the road <p>Address lighting of roads and take measures to reduce impact</p>	<ul style="list-style-type: none"> ■ Climatic Factors ■ Material Assets ■ Landscape / townscape
A Strategy for Trees, Woods and Forests	Defra	2007	<p>Strategy seeks to</p> <ul style="list-style-type: none"> ■ provide, in England, a resource of trees, woods and forests in places where they can contribute most in terms of environmental, economic and social benefits now and for future generations ■ ensure that existing and newly planted trees, woods and forests are resilient to the impacts of climate change and also contribute to the way in which biodiversity and natural resources adjust to a changing climate 	■ Landscape / townscape

			<ul style="list-style-type: none"> ■ protect and enhance the environmental resources of water, soil, air, biodiversity and landscapes (both woodland and non-woodland), and the cultural and amenity values of trees and woodland ■ increase the contribution that trees, woods and forests make to the quality of life for those living in, working in or visiting England ■ improve the competitiveness of woodland businesses and promote the development of new or improved markets for sustainable woodland products and ecosystem services where this will deliver identifiable public benefits, nationally or locally, including the reduction of carbon emissions <p>Support the provision of trees and protect and enhance environmental resources as well as increase the contribution that woods and forests can make potentially by enhancing accessibility</p>	
Climate Change				
The Carbon Plan	DECC	2011	<p>Government wishes to support and enable communities in their wish to adopt higher environmental standards for new homes including through:</p> <ul style="list-style-type: none"> ■ Ensuring that there are robust sustainability standards for local authorities to use if they want to set higher standards than those in the national regulations in their local plans; and ■ Supporting eco-towns and eco-developments where there is local support and a wish to adopt higher standards of sustainability and design. <p>Develop sustainability standards to support low carbon homes.</p>	<ul style="list-style-type: none"> ■ Climatic factors
The Household Energy Management Strategy	DECC	2010	<p>Emphasises the role of district heating schemes and identified a essential role for planning in facilitating delivery of these and other community-scale energy schemes.</p> <p>Consider opportunities and policies to deliver district heating schemes.</p>	<ul style="list-style-type: none"> ■ Climatic factors ■ Material Assets
Transport Carbon Reduction Delivery Plan	DfT	2010	<p>All local authorities are encouraged to promote cycling, walking and sustainable travel and bring forward initiatives in the third round of Local Transport Plans.</p> <p>Promote sustainable transport measures</p>	<ul style="list-style-type: none"> ■ Climatic factors ■ Material Assets ■ Landscape / townscape ■ Human health
Strategic Framework and Policy Statement on Improving the	Cabinet Office	2010	<p>Sets approach to risk to infrastructure:</p> <ul style="list-style-type: none"> ■ Build a level of resilience into critical infrastructure assets that ensures continuity during a worst case flood event 	<ul style="list-style-type: none"> ■ Climate change

Resilience of Critical Infrastructure to Disruption from Natural Hazards			<ul style="list-style-type: none"> ■ Considering the threat from current and future natural hazards in the design of new assets ■ Increase the robustness and resilience of existing services or assets by building additional network connections ■ Identifying key components and moving them out of harm's way ■ Improved arrangements for sharing of information on infrastructure network performance and standards. ■ Enhancing skills and capabilities to respond to emergencies arising from natural hazards <p>Prepare for defining and adapting to increase resilience</p>	
Delivering Sustainable, Low Carbon, Travel: An Essential Guide for Local Authorities	DfT	2009	<p>Sustainable travel approach rests on:</p> <ul style="list-style-type: none"> ■ creating positive choices for travellers; ■ a holistic package of measures, which 'lock-in' the benefits; and ■ local application tailored to local circumstances. <p>Stresses importance of generating the right evidence about the nature of the problems to be tackled, the priorities and the likely value and feasibility of different options</p> <p>Create local choice based on evidence leading to packages of measures locking in benefits</p>	<ul style="list-style-type: none"> ■ Population ■ Human health ■ Climate change ■ Material assets
Low Carbon Transition Plan http://www.decc.gov.uk/en/content/cms/publications/lc_trans_plan/lc_trans_plan.aspx	DECC	2009	<ul style="list-style-type: none"> - Maps out the "route" to 2020 greenhouse gas emissions while maintaining secure energy supplies, maximising economic opportunities, and protecting the most vulnerable. - Details how targets for UK greenhouse gas reductions from the first three carbon budgets will be achieved. Around half the reductions to come from the power and heavy industry sectors. About one third of reductions are to be made by transport, homes and communities. <p>Contribute towards reductions in greenhouse gas emissions</p>	<ul style="list-style-type: none"> ■ Climatic change ■ Human health
Low Carbon Transport; a Greener Future	DfT	2009	<ul style="list-style-type: none"> - Save around 85 million tonnes of CO₂ over the third carbon budget period from 2018-2022, in addition to existing policies by <ul style="list-style-type: none"> ■ Supporting a shift to new technologies and cleaner fuels ■ Promoting lower carbon choices ■ Using market mechanisms to encourage a shift to lower carbon transport - Strategy to deliver cuts in CO₂ up to 2022 and 2050 based on: <ul style="list-style-type: none"> ■ Supporting a shift to new technologies and fuels ■ Promoting lower carbon transport choices ■ Using market based measures to encourage a shift to lower carbon transport - The Government is also to reports on the risks to the UK of climate change at least every five years and publishes a programmes setting out how these will be addressed <p>Promote measures that reduce CO₂ emissions</p>	<ul style="list-style-type: none"> ■ Climatic change ■ Human health

			Implementation Plans to remain abreast of requirements to address climate change risks	
Local Transport Act 2008 http://www.opsi.gov.uk/acts/acts2008/pdf/ukpga_20080026_en.pdf	Govt	2008	Requires local transport authorities to take into account any Government policies and guidance with respect to mitigation of, or adaptation to, climate change when formulating Local Transport Plans and policies. Adopt measures to mitigate and adapt to climate change	<ul style="list-style-type: none"> ■ Climatic change ■ Human health
Climate Change Act	Govt	2008	<p>- Provides for:</p> <ul style="list-style-type: none"> ■ Setting emissions reduction targets in statute and carbon budgeting – a duty to reduce greenhouse gas emissions by 80% by 2050 below 1990 levels and the setting of "carbon budgets" representing UK emissions for five year periods beginning with the period 2008–2012. ■ Annual reporting by the Government on the UK's greenhouse gas emissions ■ Powers to enable the Government and the devolved administrations to introduce new domestic trading schemes to reduce emissions ■ Procedure for assessing the risks of the impact of climate change for the UK, and a requirement on the Government to develop an adaptation programme, contributing to sustainable development. <p>Include a specific objective in relation to tackling climate change and targets to show the contribution made towards the 80% reduction by 2050.</p>	<ul style="list-style-type: none"> ■ Climatic change ■ Human health
Climate Change: The UK Programme	Defra	2006	Reduce total current carbon dioxide emissions by some 60 per cent by 2050 from 1990 levels. Show how wider local policies would contribute to the achievement of CO₂ targets	<ul style="list-style-type: none"> ■ Climate change
Health				
Active Travel Strategy	DH/DfT	2010	Plans to put walking and cycling at centre of local transport and public health strategies over the next decade. Also recognises value to tackling congestion, reduce carbon emissions and improve local environment. Local authorities are to develop a robust local monitoring and evaluation framework. Ensure policies maximise the health benefits and walking and cycling can bring through a variety of measures including School Travel Plans and Work Place Plans. Use the Health Economic Assessment Tool for walking and cycling investments. Created in consultation with the LSP to ensure effective delivery. Include measures to monitor and evaluate outcome of measures.	<ul style="list-style-type: none"> ■ Human health
Confident Communities, Brighter Futures: A Framework for Developing Well-Being	DH	2010	Seeks to enhance the connections between mental and physical health in order to improve overall well-being; the connections between people to improve resilience and reduce inequalities; and the connections between communities and their environment to ensure a sustainable future. Contribute to sustainable connected communities	<ul style="list-style-type: none"> ■ Population ■ Human health

Be active, be healthy: a plan for getting the nation moving	DH	2009	Establishes a framework for the delivery of physical activity alongside sport. The plan will contribute to the Government's ambition to get 2 million more people active by 2012. Embrace the ambition behind the framework and contribute to improving physical activity by supporting sustainable modes of travel and access to recreation.	<ul style="list-style-type: none"> Population Human health
Change4Life	DH	2009	A social marketing campaign seeking to reduce obesity and enhance life styles. Provides toolkits to promote physical activity (Walk4Life and Bike4Life). Embrace the Change4Life campaign.	<ul style="list-style-type: none"> Population Human health Climate factors
A Children's Environment and Health Strategy for the UK	HPA	2009	A strategic approach is required to ensure all children and young people have easy access to safe and well-maintained green, open spaces that are in easy reach of their homes so they can take full advantage of the benefits that green, open spaces can provide. Aid access to green and open space particularly for children and young people.	<ul style="list-style-type: none"> Population Human health
Independent Living Strategy	Govt	2008	Aims to give disabled people more choice and control over the support they need and greater access to employment, transport and mobility, health and housing. Engage with and provide greater access to employment, transport, health and housing for disabled people	<ul style="list-style-type: none"> Population Human health
Healthy Weight, Healthy Lives: One Year On	DH	2008	Encourages local authorities to deliver active initiatives. Incorporate the promotion of healthier lifestyles into the actions taken by spatial planning to design healthy communities through a suitable physical environment as well as access to employment, education, local fresh food and health services.	<ul style="list-style-type: none"> Population Human health
PH8: Promoting and creating built and natural environments that encourage and support physical activity	NICE	2008	Public health guidance complements and support Clinical guidance on obesity (eg CG43-NICE 2006). Includes recommendations on land use planning, relevant to the development of Local Development Frameworks, and recommendations relevant to the development of local transport plans. Those relevant to transport include : <ul style="list-style-type: none"> re-allocate road space to support physically active modes of transport (as an example, this could be achieved by widening pavements and introducing cycle lanes) restrict motor vehicle access (for example, by closing or narrowing roads to reduce capacity) introduce road-user charging schemes introduce traffic-calming schemes to restrict vehicle speeds (using signage and changes to highway design) create safe routes to schools (for example, by using traffic-calming measures near schools and by creating or improving walking and cycle routes to schools); and plan and provide a comprehensive network of routes for walking, cycling and using other modes of transport involving physical activity, which offer everyone (including people whose mobility is impaired) convenient, safe and attractive access to 	<ul style="list-style-type: none"> Population Human health

			workplaces, homes, schools and other public facilities. They should be built and maintained to a high standard. Embrace aim behind the recommendations and adopt recommendations where practicable and appropriate.	
A Sure Start to Later Life: Ending Inequalities for Older People	SEU	2006	Sets out 30 cross government actions	<ul style="list-style-type: none"> Population Human health
Choosing Health: Making Healthy Choices Easier	DH	2004	<ul style="list-style-type: none"> - Focuses on public health with 3 core principles: <ul style="list-style-type: none"> Informed choice Personal support in making healthy choices and particularly to tackle health inequalities Promoting healthier choices - Priorities include: <ul style="list-style-type: none"> Reducing obesity and improving diet and nutrition Increasing exercise Improving mental health Promote sustainable transport & travel options as well as address the links with health improvement	<ul style="list-style-type: none"> Population Human health
Saving Lives: Our Healthier Nation	DH	1999	<ul style="list-style-type: none"> - Focuses on: <ul style="list-style-type: none"> tackling poor health and improving the health of everyone in Britain, especially the worst off. - Targets set for four priority areas relating to:- <ul style="list-style-type: none"> Cancer - reduce the death rate in people under 75 by at least a fifth. Coronary heart disease and stroke - reduce death rate in people under 75 by at least two fifths Accidents - reduce the death rate by at least a fifth and serious injury by at least a tenth Mental Illness - reduce the death rate from suicide and undetermined injury by at least a fifth. - Recognised role of social, economic and environmental factors and behavioural factors in health. Contribute by targets on sustainable travel and the promotion of physical activity.	<ul style="list-style-type: none"> Population Human health Air quality
Rural Issues				
Rural Strategy	Defra	2004	Governments three priorities for rural policy are:	<ul style="list-style-type: none"> Population

			<ul style="list-style-type: none"> ■ Economic and Social Regeneration – supporting enterprise across rural England, but targeting greater resources at areas of greatest need ■ Social Justice for All – tackling rural social exclusion wherever it occurs and providing fair access to services and opportunities for all rural people ■ Enhancing the Value of our Countryside – protecting the natural environment for this and future generations <p>Target interventions to address social exclusion, support regeneration and protect the natural environment</p>	
Noise and Air Pollution				
The Natural Choice: Securing the Value of Nature	DEFRA	2011	<p>Mechanisms to identify and protect urban quiet areas will be established.</p> <p>Consider policies to protect quiet areas.</p>	<ul style="list-style-type: none"> ■ Noise ■ Human health
Noise Policy Statement for England	DCLG	2011	<p>Sets out aims to manage and control environmental, neighbour and neighbourhood noise.</p> <p>Consider implications for spatial planning.</p>	<ul style="list-style-type: none"> ■
Air Pollution in a Changing Climate	Defra	2010	<p>Sets out the policy basis for reducing emissions and consequences of climate change adaptation on air quality</p> <p>Take into account the implications of climate change on air quality through consideration of the Air Quality Action Plans</p>	<ul style="list-style-type: none"> ■ Air quality ■ Human health ■ Climate change
Air Quality Strategy for England, Scotland, Wales and Northern Ireland	Defra	2007	<p>Sets health-based ambient air quality objectives for nine main pollutants: Benzene; 1,3-butadiene; carbon monoxide (CO); Lead; nitrogen dioxide (NO₂); Ozone; Particles (PM₁₀); sulphur dioxide (SO₂); polycyclic aromatic hydrocarbons.</p> <p>- Includes programme of LAQM action plans comprising following measures:</p> <ul style="list-style-type: none"> ■ Commitment to put LAQM at heart of policies across departments. ■ Closer working with authorities responsible for highway/environmental regulation concerning emission reduction ■ Traffic management measures to limit access to identified problem areas. ■ Developing/promotion of green travel plans. ■ Strategy for informing local people about air quality. ■ Quality partnerships for buses or vehicle fleets. ■ Longer term – congestion charging where appropriate ■ Integrate AQMAs ■ Sustainable transport measures and initiatives to reduce emissions and congestion 	<ul style="list-style-type: none"> ■ Air quality ■ Human health

			Local AQMAs to be included with measures to be identified and delivered to tackle local air quality issues.	
Heritage				
Conservation Principles, Policies and Guidance	EH	2008	<p>Provide a comprehensive framework for the sustainable management of the historic environment, under six headlines:</p> <ul style="list-style-type: none"> ■ Principle 1: The historic environment is a shared resource ■ Principle 2: Everyone should be able to participate in sustaining the historic environment ■ Principle 3: Understanding the significance of places is vital ■ Principle 4: Significant places should be managed to sustain their values ■ Principle 5: Decisions about change must be reasonable, transparent and consistent ■ Principle 6: Documenting and learning from decisions is essential <p>Demonstrate an understanding of the value of the historic environment and how the transport estate can be managed to sustain their values with evidence of learning from decisions</p>	<ul style="list-style-type: none"> ■ Cultural heritage ■ Landscape/ townscape
Climate Change and the Historic Environment	EH	2008	<p>Sets out English Heritage's current views on the implications of climate change for the historic environment. It recognises that adaptations and mitigation to address the causes and consequences of climate change can have a damaging effect on historic buildings, sites and landscapes.</p> <p>Demonstrate an understanding of the historic environment and the need to protect and conserve historic assets when implementing measures to adapt to climate change.</p>	<ul style="list-style-type: none"> ■ Cultural heritage ■ Landscape/ townscape
Transport and the Historic Environment	EH	2004	<p>Policy statement states out English Heritage's vision for long-term transport policy. The vision is one where Government, its agencies and local authorities:</p> <ul style="list-style-type: none"> ■ encourage a switch to less damaging forms of transport and promote planning policies that reduce the need to travel; ■ seek imaginative solutions to transport problems; ■ ensure that transport appraisal properly assesses the impacts on the historic environment to an appropriate level of detail; ■ take account of the wider historic environment ■ continue to promote good design and push for proposals that recognise local and regional distinctiveness; ■ encourage innovative transport management strategies; and ■ minimise the impact of air travel on the historic environment. <p>Seek to protect and conserve the historic environment and seek opportunities for innovative solutions.</p>	<ul style="list-style-type: none"> ■ Cultural heritage ■ Landscape/ townscape
Water Resources & Flood Risk				

National Flood and Coastal Erosion Risk Management (FCERM) Strategy for England	Defra	2011	Sets out a statutory framework that will help communities, the public sector and other organisations to work together to manage flood and coastal erosion risk. Aim is to ensure that flooding and coastal erosion risks are well-managed and co-ordinated. The strategy covers flooding from the sea, rivers, surface water, sewers, groundwater and reservoirs.	<ul style="list-style-type: none"> Water Climate change Human health
Guidance for risk management authorities on sustainable development in relation to their flood and coastal erosion risk management	Defra	2011	Provides guidance on how authorities can contribute towards achievement of sustainable development when exercising flood and coastal erosion risk management functions, as required by the Flood and Water Management Act (2000)	<ul style="list-style-type: none"> Water Climate change Human health
The Flood and Water Management Act 2010	HM Govt	2010	The Act Section 21 sets a duty on the Lead Local Flood Authority (LLFA) ² to maintain a register of structures or features, and a record of information about each of those structures or features, which, in the opinion of the authority, are likely to have a significant effect on flood risk in its area helping to improve our understanding and management of local flood risk. Section 30 allows the Environment Agency, LLFAs and Internal Drainage Boards (IDBs) to designate natural or artificial features that are important for flood or coastal erosion risk management. The effect of a designation is that a feature may not be altered, replaced or removed without consent. A new regulation will require all LLFA's to assess all drainage designs prior to construction to determine whether the design meets national sustainable drainage standards.	<ul style="list-style-type: none"> Water Climate change Human health
Appraisal of Flood and Coastal Erosion Risk Management	Defra	2009	<p>Sets out the principles that should guide decision making on the sustainable management of flood and coastal erosion risk in England. In particular it emphasises the need to ensure that appraisals for all activity (whether strategic level plans or individual projects):</p> <ul style="list-style-type: none"> Give more consideration to 'risk management' and 'adaptation', as opposed to only 'protection' and 'defence'; Are undertaken consistently, transparently, with value for money in mind and in a way that complies with the Treasury guidance on appraisal and evaluation in central Government (The Green Book); Help achieve better social and environmental outcomes as part of sustainable development, both by considering a broader range of issues and by using a broader range of analysis techniques; Adopt a risk-based approach, whilst considering impacts within the whole of a catchment or shoreline process area. 	<ul style="list-style-type: none"> Water Climate change Human health

² The Unitary or County Council for the area.

Flood Risk Regulations (2009) (SI 3042)	HM Govt	2009	Sets duty on Environment Agency and lead local flood authorities to prepare preliminary assessment maps and reports for river basin districts and flooding. A further duty is to identify flood risk areas and prepare flood risk management plans.	<ul style="list-style-type: none"> Water Climate change Human health
Groundwater (England and Wales) Regulations (2009)	HM Govt	2009	Seeks to prevent or limit the input of pollutants into groundwater.	<ul style="list-style-type: none"> Water
Future Water: The Government's Water Strategy for England	Defra	2008	<p>Recognises that poor surface water management can cause water quality problems. The Government vision for water policy and management is one where, by 2030 at the latest, we have:</p> <ul style="list-style-type: none"> Improved the quality of our water environment and the ecology which it supports, and continued to provide high levels of drinking water quality from our taps Sustainably managed risks from flooding and coastal erosion, with greater understanding and more effective management of surface water Ensured a sustainable use of water resources, and implemented fair, affordable and cost reflective water charges Cut greenhouse gas emissions and Embedded continuous adaptation to climate change and other pressures across the water industry and water users <p>Contribute towards managing risk from flooding and improving water quality</p>	<ul style="list-style-type: none"> Climate change Water
Groundwater Protection Policy & Practice	EA	2006	Protection of groundwaters.	<ul style="list-style-type: none"> Water
Water Environment (Water Framework Directive) (England and Wales) Regulations 2003.	HM Govt	2003	<p>Requires all rivers to aim to achieve good status by 2015 and charged the Environment Agency with production of River Basin Management Plans to be implemented by the end of 2009.</p> <p>Demonstrate awareness of requirements of river basin management plan</p>	<ul style="list-style-type: none"> Water Biodiversity Soils
Water Act 2014	HM Govt	2014	<p>The purpose of the act is to:</p> <ul style="list-style-type: none"> reform the water industry to make it more innovative and responsive to customers and to increase the resilience of water supplies to natural hazards such as drought and floods to bring forward measures to address the availability and affordability of insurance for those households at high flood risk and ensure a smooth transition to the free market over the longer term 	<ul style="list-style-type: none"> Water
Soils, Waste and Material Assets				

Safeguarding our Soils: A Strategy for England http://www.defra.gov.uk/environment/quality/land/soil/documents/soil-strategy.pdf	Defra	2009	<p>The strategy sets out a vision to improve the sustainable management of soil and tackle degradation within 20 years with a focus on: The focus is on four main themes:-</p> <ul style="list-style-type: none"> ■ Sustainable use of agricultural soils. ■ The role of soils in mitigating and adapting to climate change. ■ Protecting soil functions during construction and development. ■ Preventing pollution and dealing with historic contamination <p>Recognise the importance of efficiency of land use and the need to conserve soil resources, in relation to proposed developments</p>	<ul style="list-style-type: none"> ■ Soil ■ Human health ■ Biodiversity ■ Landscape / townscape
Waste Strategy for England	Defra	2007	<p>Objectives include:</p> <ul style="list-style-type: none"> ■ Reduce waste and focus on re-use ■ Increase diversion from landfill of non-municipal waste <p>Contribute towards directing the use of recycled materials and reduction of waste generation</p>	<ul style="list-style-type: none"> ■ Material assets

WEST MIDLANDS AND LOCAL

Plan / Policy / Programme	Author	Date	Implications for Telford & Wrekin LP and SA	SEA Topics
Water Resources Strategy		2005	<ul style="list-style-type: none"> ■ Prudent and sustainable use of natural resources ■ Efficient use of water while bringing forward proposals for resource development ■ Provide robustness to uncertainty and change ■ Where uncertainty exists adopt the precautionary principle Promote policies and proposals that recognise resource constraints and adopt the precautionary principle where appropriate.	<ul style="list-style-type: none"> ■ Water
The Local Transport Plan 2011-2026	Telford & Wrekin	2011	<p>The Local Transport Plan sets out six goals:</p> <ul style="list-style-type: none"> ■ Making travel more reliable and efficient, to attract jobs and support growth and regeneration; ■ Maintain highways effectively and efficiently; ■ Reduce carbon emissions to help tackle climate change; ■ Allow everyone to access jobs, education, healthcare, shops and leisure; ■ Improve safety and security on the transport network and promote active travel choices which encourage people to be healthier. ■ Improve the quality of life by reducing the visual, noise, air quality and other impacts of transport on people and the local environment. Promote policies that complement LTP3.	<ul style="list-style-type: none"> ■ Transport
Core Strategy 2006-2026 Adopted 24 February 2011	Telford & Wrekin	2011	Sets out a series of spatial planning policies.	<ul style="list-style-type: none"> ■ Material assets ■ Population ■ Biodiversity ■ Landscape/ townscape ■ Historic environment
Severn Tidal Tributaries Catchment Flood Management Plan	EA	2009	<p>The objectives of the CFMP are:</p> <ul style="list-style-type: none"> ■ Maintain or reduce flood risk to provide an acceptable level of public safety ■ Reduce flood risk to critical infrastructure communication and transport links ■ Minimise economic damage from floods 	<ul style="list-style-type: none"> ■ Water

Plan / Policy / Programme	Author	Date	Implications for Telford & Wrekin LP and SA	SEA Topics
			<ul style="list-style-type: none"> Protect and enhance economic benefits of waterside/water based recreation and tourism Minimise the economic losses from flooding to agriculture Protect and enhance the landscape character of the catchment, recognising its value for nature conservation, leisure recreation and tourism Help maintain and enhance priority habitats and species in line with BAP targets Protect designated and undesignated heritage sites and Scheduled Ancient Monuments adversely affected by flooding Reduce the risk of diffuse pollution from surface water run-off and minimise the risk of flow water flooding Provide measures to reduce the risk and mitigation to reduce the consequences of flooding	
Regional Health and Wellbeing Strategy (2007)	WM Dept of Health	2007	<ul style="list-style-type: none"> Promote health and well-being as an integral part of the social, environmental and physical regeneration Reduce social exclusion and promote independence by improving safe access to services Encourage employers to have active travel plans Encourage 'designing for health' Support the provision of affordable decent homes built to the lifetime standard Reduce the excess number of winter deaths, and deaths through excess heat Promote the housing needs of diverse and additional needs groups and support people to remain in their own homes Promote the benefits of a diverse natural environment for physical and mental health and support the development of green Infrastructure Increase the number of people using the countryside and green spaces, and work to meet emerging standards for accessible local green space Tackle climate change and its impacts and promoting adaptation to climate change Reverse the trend of rising obesity levels by 2020, particularly in childhood Protect people and their environment from threats such as air pollution, land contamination, water pollution and noise pollution Ensure children and adults get the most out of life by supporting them to develop their skills for employment and access to employment Develop workplaces as appropriate as centres for promoting the health and well-being of the workforce and their families, and to promote both health, and safety at work as a way of increasing productivity. 	<ul style="list-style-type: none"> Human health

Plan / Policy / Programme	Author	Date	Implications for Telford & Wrekin LP and SA	SEA Topics
			<ul style="list-style-type: none"> ■ Broaden access to jobs by targeting unemployed people to take up entry level jobs in health and social care ■ To reduce the number of adults in the Region doing less than 30 minutes of physical activity, sport and active recreation per week and contribute to exceeding the target for a 1% year on year increase in physical activity levels in the population ■ Improve the quantity, quality and accessibility of cultural, leisure and play opportunities and facilities for residents <p>Integrate the health agenda into spatial planning</p>	
Telford & Wrekin Community Strategy	Telford & Wrekin	2013	<p>Objective is primarily to protect and create jobs and narrow the gap between our most and least deprived communities. Four themes identified to shape the journey to 2020, these are:</p> <p>Live – we want to ensure that the borough continues to be a place people choose to live and feel they belong whatever their background. We will continue our efforts to raise educational attainment, improve health and address health inequalities, improve housing for all and work to ensure that all of our communities are safe and feel safe.</p> <p>Work – we will continue to support the creation of jobs by attracting inward investment and supporting existing businesses, and by developing a skilled, work-ready workforce which meets the needs of local employers.</p> <p>Visit – we want to continue to attract more visitors to the borough. Our offer is second to none – a rich heritage in the Ironbridge Gorge, our beautiful environment including the Wrekin, and The International Centre – a major national conference location.</p> <p>Play – we want to encourage positive and active lifestyles and community participation by celebrating our heritage, nurturing our green spaces and developing our leisure and culture offer.</p> <p>Reduce inequalities and improve quality of life within the borough for residents and visitors.</p>	<ul style="list-style-type: none"> ■ Population & Human Health
Telford & Wrekin Community Strategy Health and Wellbeing Strategy	Telford & Wrekin	2013	<p>The vision is to improve the health & wellbeing of our communities and address health inequalities.</p> <p>Priorities include the following:</p> <ul style="list-style-type: none"> • Reduce excess weight in children and adults • Reduce teenage pregnancy • Improve emotional health and wellbeing • Support people with autism • Reduce the number of people who smoke • Reduce the misuse of alcohol or drugs • Improve adult and children carers' health and wellbeing • Improve life expectancy and reduce health inequalities 	<ul style="list-style-type: none"> ■ Human Health

Plan / Policy / Programme	Author	Date	Implications for Telford & Wrekin LP and SA	SEA Topics
			<ul style="list-style-type: none"> Support people to live independently Support people with dementia Improve the health of children and adults and reduce health inequalities.	
The West Midlands Historic Environment Forum http://www.english-heritage.org.uk/about/working-locally/west-midlands/ Regional Historic Environment Strategy (2010-2015)'Putting the Historic Environment to Work	EH	2009	<p>Sets out the following priorities:</p> <ul style="list-style-type: none"> Support the rich cultural diversity of the region by ensuring that all people and communities can enjoy the historic environment, physically and intellectually, reducing barriers to access. Foster and increase in community engagement with, and enjoyment of, the historic environment of the region, particularly in those areas where take-up of historic environment-related activities appears to be low. Use the historic environment to address the skills gap in young people and adults including safeguarding, and developing, traditional building skills in the region Continue to develop a deep understanding of the historic environment and how it contributes to the sense of place and distinctiveness of the region. Ensure that historic character is respected and historic buildings, landscapes and archaeological remains are conserved and enhanced when development or change is planned. Demonstrate how well used and managed historic environment can contribute to sustainable development, carbon reduction and climate change adaptation. Undertake and contribute to studies and surveys of how the historic environment is valued and used and its impact on the region's economy and quality of life. Influence and contribute to the development of other policies and plans in the region to ensure that the historic environment contributes to the delivery of key aspirations and outcomes. Align the objectives and marshal the efforts of the historic environment sector in the region, to realise some key goals and initiatives, including making the most of the Cultural Olympiad. Promote policies that protect and promote the values of the historic environment in maintaining a sense of place and contributing to economic and cultural objectives.	<ul style="list-style-type: none"> Historic environment
Ironbridge Gorge WHS Management Plan.	Ironbridge Gorge Museum Trust	2001	<p>Management plan seeks to:</p> <ul style="list-style-type: none"> To conserve and improve the Ironbridge Gorge area. To increase public awareness of and interest in the WHS and to promote the educational and cultural value of the historic landscape. 	<ul style="list-style-type: none"> Historic environment

Plan / Policy / Programme	Author	Date	Implications for Telford & Wrekin LP and SA	SEA Topics
			<ul style="list-style-type: none"> To outline a sustainable approach to the future management of the WHS which balances conservation of the historic and natural environments. To work with the local community to develop the economy and culture. To establish a programme of action and bid for sources of funding to contribute further to the conservation, enjoyment and understanding of the WHS. <p>Coordinate policies to complement the management objectives for the Gorge.</p>	
Central Telford Area Action Plan (CTAAP)	Telford & Wrekin Council	2011	The plan sets out a strategy and policies for the spatial development of Central Telford including the town centre, Hollinswood, Malinslee, Central Park and Old Park. The Plan provides a spatial development strategy, character areas, policy areas and delivery mechanisms. The Telford and Wrekin Plan should seek to accord with the policies contained within this Plan.	<ul style="list-style-type: none"> All
Madeley Neighbourhood Plan	Madeley Town Council	2014	The Plan considers a wide range of local issues, including; how to provide better housing for local people; how to protect and enhance green spaces; how to support Madeley Town centre and the local economy and provide jobs for local people; how to protect and enhance local heritage; how to encourage more walking and cycling and public transport usage; and how to improve accessibility between communities, the Town Centre and employment areas. The Plan sets out a policy framework to address these issues. The Telford and Wrekin Plan should seek to accord with the policies contained within this Plan.	<ul style="list-style-type: none"> All
Waters Upton Neighbourhood Plan	Waters Upton Parish Council	2014	The Plan considers a wide range of local issues, including; how to provide better housing for local people; how to protect and enhance green spaces; how to protect and enhance local character and heritage; how to encourage more walking and cycling; and how to encourage local employment. The Plan sets out a policy framework to address these issues. The Telford and Wrekin Plan should seek to accord with the policies contained within this Plan.	<ul style="list-style-type: none"> All
Local Flood Risk Management Strategy (LFRMS)	Telford and Wrekin Council	2014	The Strategy aims to provide a robust local framework that employs a range of complementary approaches towards managing and communicating the risk and consequences of flooding arising from surface runoff, groundwater and ordinary watercourses in the borough. The Telford and Wrekin Plan should seek to accord with the policy framework, and reduce the risk of flooding within the borough.	<ul style="list-style-type: none"> Water
Shropshire and Telford & Wrekin Minerals Local Plan	Telford and Wrekin Council	2000, policies saved 2007	A number of saved policies are retained from this Plan, the Telford and Wrekin Plan should seek to enhance the protection and availability of mineral resources in the borough.	<ul style="list-style-type: none"> Natural resources / soils

Plan / Policy / Programme	Author	Date	Implications for Telford & Wrekin LP and SA	SEA Topics
Shropshire Biodiversity Action Plan (SBAP)	LNP	2009	There are 13 habitats for which a Habitat Action Plan (or HAP) is currently included in the SBAP as well as 30 species for which a species action plan (or SAP) is currently included in SBAP. Policies should seek to protect and enhance the habitats and species within the SBAP.	■ Biodiversity
The Marches LEP Strategic Economic Plan	The Marches LEP	2014	<p>The vision for the Marches is of a strong, diverse and enterprising business base, operating in an exceptional and connected environment, where the transfer of technology and skills foster innovation, investment and economic growth.</p> <p>The strategic priorities are identified as follows:</p> <p>Supporting Business - We will create an exceptional business support environment for aspiring growth businesses through access to finance and incentives to innovate. We will promote the Marches as a business investment location</p> <p>Physical Infrastructure - We will provide a compelling business investment offer with a progressive planning framework and infrastructure fit for tomorrow's business needs.</p> <p>Skills Investment - We will support employers to develop themselves and their workforce and to provide employment opportunities for young people.</p> <p>Low Carbon Economy - We will drive the transition to a high value, low carbon economy, maximising the opportunity in new technologies, reducing environmental costs to business and recognising our environment as an economic asset.</p> <p>Social Inclusion - We will support socially excluded and marginalised groups by removing barriers to their participation in activities that will improve their economic well-being.</p> <p>Support economic growth and diversity.</p>	■ Population & Human Health

Appendix IV: IA of Strategy and Options 2013**Key:**

Score	Symbol
Major Positive Effect	Maj+ve
Moderate Positive Effect	Mod+ve
Minimal Positive Effect	Min+ve
Neutral Effect / Not Related	Neut-
Minor Negative Effect	Min-ve
Moderate Negative Effect	Mod-ve
Major Negative Effect	Maj-ve
Insufficient Information	?

IA of Growth Options 2013

Obj No	Sustainability Objectives	Appraisal Rationale	Policy/site/Objective being appraised? 13,640	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Minor negative?	In this scenario growth comes mostly from existing committed sites & they are not targeted to support action in areas experiencing deprivation. Such actions may therefore be difficult to support with a low growth approach. Whatever the growth level, how best to support regeneration should be considered.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	?	This depends on the economic approach as low housing growth figures could mean less employment opportunities, but could also mean less competition for existing people seeking work. Need to consider access to employment, education and training in developing the plan strategy.
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	? / minor positive?	Although the housing figure is a separate consideration to employment land supply, it is noted that this scenario will not require any existing employment land to be reallocated as housing land but plan strategy will still need to ensure appropriate range of sites. The plan should ensure an appropriate employment land supply whatever the chosen housing figure is.
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population	Moderate negative	If much of the affordable housing is likely to be delivered in assoc with private market developments, the supply will not improve in this scenario as the level of market developments is low (potentially a major negative here?).

		<ul style="list-style-type: none"> - Provision being made for travellers & gypsies. 		Plan policy approach must increase level of affordable supply and also address needs of an ageing population and provision for gypsies & travellers.
5	Locate housing in areas with good accessibility to employment, services and amenities.	<ul style="list-style-type: none"> - Extent to which housing sites are served by sustainable transport modes. 	Moderate positive	<p>In this scenario growth comes mostly from existing committed sites (8,000+) & these are largely in relatively accessible locations within urban boundaries.</p> <p>The most accessible locations should be prioritised for delivering the remaining 5,000</p>
Resource Management & Material Assets				
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider policies that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing within housing and commercial development. - 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. 	?	<p>Although lower growth could make this easier it very much depends on the extent to which the strategy/policies of the plan support recycling facilities/ sustainable construction techniques and this is not growth figure dependent.</p> <p>Need to consider how the plan can best support sustainable approach to waste management in developing the plan strategy.</p>
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. 	Moderate positive	As above - this objective is assessing the strategy/policies of the plan which could be promoting sustainable construction – not growth figure dependent.

		<ul style="list-style-type: none"> - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 		Need to consider how the plan can best support sustainable construction in developing the plan strategy.
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Moderate positive	<p>Low growth will mean low water demand. Severn Trent are aware of current commitments and have input via consultations on planning applications/plan allocations.</p> <p>If the policies in the plan support efficient water usage, this may become a major positive.</p>
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"> - Consider whether policies promote sustainable travel. 		<p>In this scenario growth comes mostly from existing committed sites (8,000+) & these are largely within urban boundaries, making for ease of access by variety of transport modes.</p> <p>The most accessible locations should be prioritised for delivering the remaining 5,000 homes</p>
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	?	<p>Low growth will mean low resources for provision of community facilities. However low growth could also mean a good fit between planned growth and facility provision as providers have already agreed when the Council consulted them on planning applications/current commitments.</p> <p>The plan needs to ensure timely delivery of the appropriate medical facilities, schools, community centre etc whatever the chosen housing figure is.</p>
Sustainable Communities				

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"> - Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting. 	?	<p>This objective is assessing the strategy/policies of the plan and requires further information on employment and transport.</p> <p>Need to consider how the plan can contribute to more sustainable commuting patterns in developing the plan strategy.</p>
12	To provide an environment that helps retain well-educated members of the work force.	<ul style="list-style-type: none"> - Whether policies contribute towards the retention of mobile professionals. 	?	<p>This objective is assessing the strategy/policies of the plan and requires further information regarding a wide range of policy areas.</p> <p>Need to consider how the plan can contribute to this in developing the plan strategy.</p>
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"> - Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty. 	?	<p>Low growth will mean lower resources for provision of community facilities. However low growth could also mean a good fit between planned growth and facility provision as providers have already agreed when the Council consulted them on planning applications/current commitments.</p> <p>The policies and strategy of the plan need to ensure good access to facilities for health and well being of older people and vulnerable groups.</p>
14	To create opportunities for the community to reduce levels of obesity.	<ul style="list-style-type: none"> - Whether policies encourage developers to contribute towards local recreational areas such as green gyms 	? / minor positive?	<p>Although the housing figure is a separate consideration to open space availability, it is noted that this scenario 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>The plan should ensure an appropriate open space supply whatever the chosen housing figure.</p>

15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	?	This objective is assessing the strategy/policies of the plan and requires further information The plan needs to ensure that lower growth levels do not constrain supply of specialist housing.
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	?	This objective is assessing the strategy/policies of the plan and requires further information. Need to consider how the plan can contribute to this in developing the plan strategy.
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Minor positive	Commitments are within the settlements and therefore unlikely to have an impact. Other human activities that are as yet unknown could have an impact. Need to keep this in mind as the plan is completed.
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	- Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests.	? / minor positive?	As noted in 14 above, this scenario 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. Need to consider how the plan can contribute to this in developing the plan strategy.
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.	- 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.	? / minor positive?	As noted in 14 above, this scenario 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.

				The plan should ensure an appropriate open space supply whatever the chosen housing figure.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	?	<p>Housing commitments are within the settlements and therefore not likely to have a major impact on impact on sensitive landscapes. Other forms of development could have an impact.</p> <p>Need to consider how the plan can contribute to this in developing the plan strategy.</p>
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	?	<p>This objective is assessing the strategy/policies of the plan and requires further information.</p> <p>Need to consider how the plan can contribute to this in developing the plan strategy.</p>
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<ul style="list-style-type: none"> - Whether policies and site allocations contribute towards reducing emissions. 	?	<p>This objective is assessing the strategy/policies of the plan and requires further information.</p> <p>Need to consider how the plan can contribute to this in developing the plan strategy.</p>
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"> - Extent to which policies promote building form and layout that aid adaptation. 	?	<p>This objective is assessing the strategy/policies of the plan and requires further information.</p> <p>Need to consider how the plan can contribute to this in developing the plan strategy.</p>
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"> - Whether policies deliver a reduction in flood risk. 	Moderate negative	Majority of housing already committed and this may limit the resources available for flood risk reduction measures.

Obj No	Sustainability Objectives	Appraisal Rationale	Policy/site/Objective being appraised? 17,800	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Mod +	Rural – development quite isolated Existing development sites largely contained in urban area – reduces need to travel. Existing regeneration programmes to continue. HCA are a regeneration and economic development focused organisation. <u>Mitigation:</u> Distribution of sites key – need to be located where they can address deprivation, economic development and reduce the need to travel. Improve accessibility in the rural area Highway and public transport improvements.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Mod +	Existing development sites within urban area – reduces the need to travel. Development in the rural area can be quite isolated. <u>Mitigation:</u> Dependant on distribution - locate development with good access to SLCs and employment opportunities.
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Min+	Whatever level of housing development is selected we will be seeking to balance this with employment development. We over 200ha of potential deliverable employment land available. Greater employment development will increase business rates income for the council. <u>Mitigation:</u> Ensure that there is balance between housing and employment – distribution key in linking these together. Highway improvements key.
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population	?	Insufficient information <u>Mitigation:</u> Need SHMA and housing needs information in order to have the right type and location of housing development.

		<ul style="list-style-type: none"> - Provision being made for travellers & gypsies. 		
5	Locate housing in areas with good accessibility to employment, services and amenities.	<ul style="list-style-type: none"> - Extent to which housing sites are served by sustainable transport modes. 	Mod +	<p>Rural – development quite isolated Existing development sites largely contained in urban area – reduces need to travel. Existing regeneration programmes to continue. HCA are a regeneration and economic development focused organisation.</p> <p><u>Mitigation:</u> Distribution of sites key – need to be located where they can address deprivation, economic development and reduce the need to travel. Improve accessibility in the rural area Highway and public transport improvements.</p>
Resource Management & Material Assets				
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider policies that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing within housing and commercial development. - 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. 	Neut-	<p>More housing = more quantities household waste and more construction waste.</p> <p><u>Mitigation:</u> Apply high levels of BREEAM and CSH, sustainable construction.</p>
7	To reduce the quantities of primary aggregate required for building and infrastructure projects by	<ul style="list-style-type: none"> - Extent to which policies promote sustainable construction techniques for new development proposals as 	Neut-	<p>More housing = more quantities household aggregates and more construction aggregate use.</p> <p><u>Mitigation:</u> Apply high levels of BREEAM and CSH, sustainable construction.</p>

	maximising the use of secondary aggregates as well as to protect mineral resources from sterilisation.	<p>demonstrated via evidence such as BREEAM and CEEQUAL.</p> <ul style="list-style-type: none"> - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 		
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Neut-	<p>More housing = more water use but insufficient information on how water resources will be managed.</p> <p><u>Mitigation:</u> Apply high CSH to reduce dependence on water resources.</p>
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"> - Consider whether policies promote sustainable travel. 	Min+	<p>Existing development sites within urban area – reduces the need to travel.</p> <p>Development in the rural area can be quite isolated.</p> <p>Dependent on potential to fund additional infrastructure.</p> <p><u>Mitigation:</u> Dependant on distribution - locate development with good access to SLCs, town and district centres and employment opportunities.</p> <p>Sustainable transport provision will improve accessibility.</p>
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Neut-	<p>Existing development sites within urban area – reduces the need to travel.</p> <p>Development in the rural area can be quite isolated.</p> <p>Dependent on potential to fund additional infrastructure.</p> <p><u>Mitigation:</u> Dependant on distribution - locate development with good access to SLCs, town and district centres and employment opportunities.</p> <p>Sustainable transport provision will improve accessibility.</p>
Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities	<ul style="list-style-type: none"> - Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting. 	Min+	<p>Whatever level of housing development is selected we will be seeking to balance this with employment development.</p> <p>We over 200ha of potential deliverable employment land available.</p>

	that the travel to work area is able to provide.			Greater employment development will increase business rates income for the council. <u>Mitigation:</u> Ensure that there is balance between housing and employment – distribution key in linking these together. Highway improvements key.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	?	Insufficient information about the types of housing and living environments to attract and retain well educated members of the workforce. <u>Mitigation:</u> Ensure high quality well designed housing. Distribution of development to provide good links between homes and jobs.
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"> - Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty. 	Min+	Insufficient information – scenario is just an indication of housing quantities. This scenario allows for larger developments that can provide new health related infrastructure. <u>Mitigation:</u> Need to understand housing needs and ensure the right type and design of housing is provided in the right location e.g. access to green space for walking and cycling and health facilities.
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	?	Insufficient information – scenario is just an indication of housing quantities. This scenario allows for larger developments that can provide new health related infrastructure. <u>Mitigation:</u> Need to understand housing needs and ensure the right type and design of housing is provided in the right location e.g. access to green space for walking and cycling and health facilities.
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and	Min+	Existing development sites concentrated more in urban area – reduces the need to travel to services and retail. Development in the rural area can be quite isolated. <u>Mitigation:</u>

		as well as those suffering from dementia and mobility difficulties.		Dependant on distribution - locate development with good access to services and retail. Sustainable transport provision will improve accessibility, particularly in the rural area.
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Neut-	This is just about the numbers of houses to be delivered. There isn't enough detail on design or layouts to determine the effect on crime levels. <u>Mitigation:</u> Design and layout of housing development to ensure no increase in crime – refer to Design for Community Safety SPD
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Mod +	Existing patterns of development concentrated within Telford and Newport. This scenario is unlikely to require extension of the urban area northwards. This will reduce potential negative effects on the Weald Moors.
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	- Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests.	?	Insufficient information - don't know where non designated ecological sites are. <u>Mitigation:</u> Seek specialist ecological advice – particularly new Planning Ecologist.
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.	- 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.	Neut-	Insufficient information – scenario is just an indication of housing quantities. This scenario allows for larger developments that can provide new health related infrastructure. <u>Mitigation:</u> Need to housing is provided in the right location e.g. access to green space for walking and cycling and health facilities. Refer to Green Infrastructure Framework.

20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Neut-	<p>Insufficient information – scenario is just an indication of housing quantities.</p> <p>This scenario allows for larger developments that can provide new health related infrastructure.</p> <p><u>Mitigation:</u> Need to housing is provided in the right location e.g. access to green space for walking and cycling and health facilities. Refer to Landscape Sensitivity study and Landscape Character Areas. AONB Management Plan</p>
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Neut-	<p>Depends of form of development</p> <p><u>Mitigation:</u> Ensure development is consistent with WHS Management Plan, Article 4 directions, Listed Buildings, Conservation Areas – refer to Shopfronts SPD & Conservation Officer.</p>
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<ul style="list-style-type: none"> - Whether policies and site allocations contribute towards reducing emissions. 	Min-	<p>More housing will increase demand for carbon.</p> <p>No detail on the types of housing or form of development to be delivered – this scenario is just about the amount of housing to be provided.</p> <p>Existing development quite isolated in the rural area – increases the need to travel – but quite concentrated in urban area, reducing the need to travel.</p> <p><u>Mitigation:</u> Need to apply high level of CSH. Distribution of sites key – need to be located where they can reduce the need to travel. Provide sustainable transport - particularly in the rural area Highway and public transport improvements.</p>
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"> - Extent to which policies promote building form and layout that aid adaptation. 	Neut-	<p>More housing will place greater demands on insufficient information on adaptability.</p> <p><u>Mitigation:</u> Apply high CSH.</p>
24	Incorporate measures into development proposals that	<ul style="list-style-type: none"> - Whether policies deliver a reduction in flood risk. 	Neut-	<p>Dependant on design and layout of housing development.</p> <p><u>Mitigation:</u></p>

	contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.			Apply appropriate SUDS measures. Refer to Water Cycle Strategy.
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Obj No	Sustainability Objectives	Appraisal Rationale	Policy/Site/Objective being appraised? 26,500		
			Score	Commentary	Mitigation Measures
Sustainable Economic Development					
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	?	Under this scenario, the population will increase driven by natural change and immigration to fill new dwellings. There will therefore be a significant increase in the borough labour force. This would have a significantly positive impact on the local economy. The local economy will also benefit from a significant increase in local spend from the increased population of residents on domestic goods and services. The construction of dwellings per annum will generate construction jobs. Local suppliers to builders will also be positively affected during this period. Whether this will enhance employment opportunities in areas experiencing deprivation and/or rural isolation is questionable and dependent upon spatial distribution which is yet to be determined.	Distribution of sites key – need to be located where they can address deprivation, economic development and improve rural isolation.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	?	It is expected that developments within close proximity to Telford will have better access to jobs, especially service sector jobs which are mostly located in this area. Other developments are uncertain as spatial distribution is yet to be determined.	Locate development with good access to SLCs and employment opportunities
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.		Majority of employment land is located within existing employment areas.	Regenerate employment land.
4	Improve the supply and affordability of	- Extent to which polices address:	?	Insufficient Information	

	accommodation for all groups in areas of greatest need.	<p>affordability issues; size of property needed to retain/attract employees; the needs of an ageing population</p> <ul style="list-style-type: none"> - Provision being made for travellers & gypsies. 			
5	Locate housing in areas with good accessibility to employment, services and amenities.	<ul style="list-style-type: none"> - Extent to which housing sites are served by sustainable transport modes. 	?	Increased levels of housing and subsequently increased levels of population are likely to significantly increase the demand for transport. It is assumed that the majority of these additional journeys will be by car which will put additional strain on the existing transport infrastructure especially during peak hours. However, it can also be assumed that a higher population would increase the viability of higher quality public transport. However, the location and density of developments is yet to be determined. Therefore it is difficult to determine impact.	Distribution of sites key – need to be located with good access to employment, services and amenities via sustainable transport modes.
Resource Management & Material Assets					
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as 		The significant increase in population will significantly increase household waste generation in the borough, this is likely to become a major issue in the long term as population increases further and landfill space runs out.	Apply high levels of BREEAM and CSH, sustainable construction.

		<p>BREEAM and CEEQUAL.</p> <ul style="list-style-type: none"> - Consider policies that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing within housing and commercial development. - 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. 			
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision 		Construction of new homes every year could considerably increase construction waste generation. However, such effects could be mitigated if sustainable design and construction techniques were employed and exacting targets adopted through Site Waste Management Plans. Every effort should be taken to use any waste generated during construction on the site.	Apply high levels of BREEAM and CSH, sustainable construction.

		for the storage and recycling of aggregate and building materials.			
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 		Although it is recognised there is an opportunity to increase water efficiency in the new homes, the increase in population will put additional strain on water resources in the borough.	Apply high levels of BREEAM and CSH, sustainable construction.
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"> - Consider whether policies promote sustainable travel. 	?	Insufficient information, difficult to determine as dependent on the detail of strategy and policies.	
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 		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 and the larger scale of development proposed more likely to support developer contributions for community facility provision.	
Sustainable Communities					

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"> - Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting. 	?	Insufficient information, difficult to determine as dependent on the detail of strategy and policies.	
12	To provide an environment that helps retain well-educated members of the work force.	<ul style="list-style-type: none"> - Whether policies contribute towards the retention of mobile professionals. 	?	Insufficient information, difficult to determine as dependent on the detail of strategy and policies.	
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"> - Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty. 	?	The significant increase in population will create an increased demand for services, such as schools, GP services, hospitals, recreational facilities and open space. However, it is uncertain as this will depend upon the detail of the strategy and policies.	Need to understand housing needs and ensure the right type and design of housing is provided in the right location e.g. access to green space for walking and cycling and health facilities.
14	To create opportunities for the community to reduce levels of obesity.	<ul style="list-style-type: none"> - Whether policies encourage developers to contribute towards 	?	Insufficient information, difficult to determine as dependent on the detail of strategy and policies.	

		local recreational areas such as green gyms			
15	To enable vulnerable people to live independently.	- 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.	?	Insufficient information, difficult to determine as dependent on the detail of strategy and policies.	
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether polices require the designing out crime for new development.	?	Insufficient information, difficult to determine as dependent on the detail of strategy and policies.	
Environmental Sustainability					
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.	- Whether polices and site allocations protect areas of peat from direct and indirect impacts.	?	In order to accommodate growth, may lead to increased development pressure on the Weald area of peats. However, this is dependent on spatial distribution which is yet to be determined.	Give preference to sites that limit development pressure on the Weald area of peats.
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	- Whether polices enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health	?	Development could result in erosion and fragmentation of wildlife habitats. However, by giving preference to sites within landscapes which are less diverse and contain fewer features of interest, such as hedges, ditches or woodland, this could minimise negative impacts. However, this is dependent on spatial distribution which is yet to be determined.	Give preference to sites within landscapes which are less diverse and contain fewer features of interest, such as hedges, ditches or woodland, this could minimise negative impacts.

		benefits to 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"> - 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. 	?	Insufficient information, difficult to determine as dependent on the detail of strategy and policies.	
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	?	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 areas of landscape designation. However, this is dependent on spatial distribution which is yet to be determined.	Refer to Landscape Sensitivity study and Landscape Character Areas. AONB Management Plan
21	To enhance, conserve and protect buildings, sites, and the setting of historic assets	<ul style="list-style-type: none"> - Whether policies promote conservation or 	?	In order to accommodate growth, may lead to increased development pressure on locally important or protected areas as well	Ensure development is consistent with WHS Management Plan, Article 4 directions, Listed Buildings, Conservation

	to the urban environment as part of development projects.	enhancement and access to sites of geological importance. - How policies affect the historic environment.		as historic settlements. However, this is dependent on spatial distribution which is yet to be determined.	Areas – refer to Shopfronts SPD & Conservation Officer.
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	?	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 exceed the Code for Sustainable Homes) are used. Following the significant population increase amongst all age groups, the demand for transport will increase, which will increase emissions considerably worsening air quality and contributing to climate change.	Apply high CSH and BREEAM.
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	?	The expected increase in new buildings would lead to (given latest planning requirements) to higher design standards. The potential to which this is realised will depend on whether ambitious sustainability targets (such as those that exceed the Code for Sustainable Homes) and BREEAM are used.	Apply high CSH and BREEAM.

24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.		The expected increase in new buildings would lead to (given latest planning requirements) to higher design standards, incorporating requirements in the NPPF and achieve runoff rates consistent with existing Greenfield runoff rates.	Apply high CSH, BREEAM and appropriate SUDS measures.
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SA of Spatial Distribution Options 2013

Obj No	Sustainability Objectives	Appraisal Rationale	Spatial Option 1: Dispersed Development	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Mod+ve	Some development support the Targeted Intervention Areas.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Min+ve	Some development continue to be focusing around the learning communities improves opportunities for education and training.
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Neut	Employment beyond the existing urban area could jeopardise existing employment land
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Min+ve	Some housing located in areas of greatest need
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Min-ve	Substantial housing located in areas without supportive infrastructure
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL.	Not related	A policy matter not a spatial options matter.

		<ul style="list-style-type: none"> - Consider policies that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing within housing and commercial development. - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	A policy matter not a spatial options matter
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	A policy matter not a spatial options matter
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"> - Consider whether policies promote sustainable travel. 	Mod+ve	Some development focused in the urban area supports existing sustainable transport networks and helps provide the critical mass to support new infrastructure

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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Min+ve	At this stage spatial option is housing led. However, critical mass in some cases will help support existing and new facilities.
Sustainable Communities				
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"> - Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting. 	Mod+ve	Increased range of location provides choice for home buyers.
12	To provide an environment that helps retain well-educated members of the work force.	<ul style="list-style-type: none"> - Whether policies contribute towards the retention of mobile professionals. 	Mod+ve	Locating more housing within the borough will help retain professionals through the provision of housing in attractive areas . The spatial option also promotes employment in areas such as tourism and small scale enterprises though the specifics of this have yet to be defined.
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"> - Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty. 	Mod-ve	Large housing numbers in less accessible locations may promote less sustainable and healthy lifestyles Needs to be supported by appropriate policies. More details on spatial distribution and site specific detail is needed to be more explicit.
14	To create opportunities for the community to reduce levels of obesity.	<ul style="list-style-type: none"> - Whether policies encourage developers to contribute towards local recreational areas such as green gyms 	Min-ve	A more site specific matter.

15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not related	A more site specific and policy matter.
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Not related	A more site specific and policy matter.
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Not related	A more site specific and policy matter.
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	- Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests.	Not related	A more site specific and policy matter.
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.	- 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.	Mod+ve	The provision and location of housing will consider provision and quality of green infrastructure. In particular – development in the rural area and urban fringe will aid the protection of existing urban green infrastructure
20	To manage the landscape effects of development in recognition of European Landscape Convention.	- Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design	Min+ve	Largely a policy matter, however, location of sites has taken into consideration the relationship between sites and landscape sensitivity.

		<p>considerations both current and future are integrated into development policies.</p> <ul style="list-style-type: none"> - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 		
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Neut	Development in the rural and urban fringe may reduce the pressure to demolish existing buildings but may reduce the need to refurbish
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<ul style="list-style-type: none"> - Whether policies and site allocations contribute towards reducing emissions. 	Mod-ve	Development in less accessible locations may increase car usage
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"> - Extent to which policies promote building form and layout that aid adaptation. 	Not related	A more site specific and policy matter.
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"> - Whether policies deliver a reduction in flood risk. 	Not related	A more site specific and policy matter.

Obj No	Sustainability Objectives	Appraisal Rationale	Spatial Option 2: Urban Concentration	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Mod+ve	Urban focused development support the Targetted Intervention Areas. Rural housing is focussed almost entirely on rural communities
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Mod+ve	Focusing development around the learning communities improves opportunities for education and training.
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Maj-ve	At this stage spatial option is housing led.
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Maj-ve	This is a policy issue not appropriate to the spatial option scale.
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Maj+ve	Housing focused in the urban area will be located close to existing sustainable transport networks. Additional housing also helps provide the critical mass needed to support eg public transport.
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL.	Not related	A policy matter not a spatial options matter.

		<ul style="list-style-type: none"> - Consider policies that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing within housing and commercial development. - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	A policy matter not a spatial options matter
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	A policy matter not a spatial options matter
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"> - Consider whether policies promote sustainable travel. 	Maj+ve	Development focused in the urban area supports existing sustainable transport networks and helps provide the critical mass to support new infrastructure

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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Mod-ve	At this stage spatial option is housing led. However, critical mass will help support existing and new facilities.
Sustainable Communities				
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"> - Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting. 	Mod+ve	Not a policy. However the spatial options promote new housing located close to employment areas will help reduce commuting, this is particularly the case within the urban area.
12	To provide an environment that helps retain well-educated members of the work force.	<ul style="list-style-type: none"> - Whether policies contribute towards the retention of mobile professionals. 	Mod+ve	Locating more housing within the borough and in particular within the urban area and urban/rural fringe will help retain professionals through the provision of housing close to employment areas. The spatial option also promotes employment in areas such as tourism and small scale enterprises though the specifics of this have yet to be defined.
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"> - Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty. 	Maj+ve	Focussing housing in the urban area helps promote walking and cycling by focusing development close to eg borough towns and other local services and facilities as well as areas of green open space. Similarly housing within the urban will help support and provide people with access to health facilities. Needs to be supported by appropriate policies. More details on spatial distribution and site specific detail is needed to be more explicit.

14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not related	A more site specific matter.
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not related	A more site specific and policy matter.
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Not related	A more site specific and policy matter.
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Not related	A more site specific and policy matter.
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Not related	A more site specific and policy matter.
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.	- 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.	Min+ve	The provision and location of housing will consider provision and quality of green infrastructure. This is an area in development, however, the spatial approach of considering housing alongside green infrastructure is in support of this

				objective, though not at the detailed level of design.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Min+ve	Largely a policy matter, however, location of sites has taken into consideration the relationship between sites and landscape sensitivity.
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Not related	A more site specific and policy matter.
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<ul style="list-style-type: none"> - Whether policies and site allocations contribute towards reducing emissions. 	Mod+ve	While largely more of a site specific and policy matter, housing focused in the urban area will help reduce carbon emissions by helping to reduce travel by motor vehicle.
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"> - Extent to which policies promote building form and layout that aid adaptation. 	Not related	A more site specific and policy matter.
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"> - Whether policies deliver a reduction in flood risk. 	Not related	A more site specific and policy matter.

Obj No	Sustainability Objectives	Appraisal Rationale	Spatial Option 3: Growth Hub	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Mod+ve	Urban focused development and select sustainable urban extensions support the Targetted Intervention Areas.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Min+ve	Focusing development around the learning communities improves opportunities for education and training.
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Maj-ve	At this stage spatial option is housing led.
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Maj-ve	This is a policy issue not appropriate to the spatial option scale.
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Maj+ve	Housing focused in the urban area will be located close to existing sustainable transport networks. Additional housing also helps provide the critical mass needed to support eg public transport.
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL.	Not related	A policy matter not a spatial options matter.

		<ul style="list-style-type: none"> - Consider policies that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing within housing and commercial development. - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	A policy matter not a spatial options matter
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	A policy matter not a spatial options matter
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"> - Consider whether policies promote sustainable travel. 	Maj+ve	Development focused in the urban area supports existing sustainable transport networks and helps provide the critical mass to support new infrastructure

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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Mod+ve	At this stage spatial option is housing led. However, critical mass will help support existing and new facilities.
Sustainable Communities				
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"> - Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting. 	Mod+ve	Not a policy. However the spatial options promote new housing located close to employment areas will help reduce commuting, this is particularly the case within the urban area. Urban extensions located close to existing employment areas will also help reduce the need to commute.
12	To provide an environment that helps retain well-educated members of the work force.	<ul style="list-style-type: none"> - Whether policies contribute towards the retention of mobile professionals. 	Mod+ve	Locating more housing within the borough and in particular within the urban area and urban/rural fringe will help retain professionals through the provision of housing close to employment areas. The spatial option also promotes employment in areas such as tourism and small scale enterprises though the specifics of this have yet to be defined.
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"> - Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty. 	Mod+ve	Housing in the urban area helps promote walking and cycling by focusing development close to eg borough towns and other local services and facilities as well as areas of green open space. Similarly housing within the urban will help support and provide people with access to health facilities. Needs to be supported by appropriate policies. More details on spatial distribution and site

				specific detail is needed to be more explicit.
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not related	A more site specific matter.
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not related	A more site specific and policy matter.
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Not related	A more site specific and policy matter.
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Not related	A more site specific and policy matter.
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Not related	A more site specific and policy matter.
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.	- Extent to which policies deliver the design and management of open and recreational space in which	Min+ve	The provision and location of housing will consider provision and quality of green infrastructure. This is an area in development, however,

		people of all ages feel safe and confident to use.		the spatial approach of considering housing alongside green infrastructure is in support of this objective, though not at the detailed level of design.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Min+ve	Largely a policy matter, however, location of sites has taken into consideration the relationship between sites and landscape sensitivity.
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Not related	A more site specific and policy matter.
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<ul style="list-style-type: none"> - Whether policies and site allocations contribute towards reducing emissions. 	Min+ve	While largely more of a site specific and policy matter, housing focused in the urban area will help reduce carbon emissions by helping to reduce travel by motor vehicle.
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"> - Extent to which policies promote building form and layout that aid adaptation. 	Not related	A more site specific and policy matter.
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"> - Whether policies deliver a reduction in flood risk. 	Not related	A more site specific and policy matter.

SA of Policy Options 2013

Obj No	Sustainability Objectives	Appraisal Rationale	Attracting and Supporting Business Growth, Proposed Approach: 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.	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Neut	Unless allocations are within areas of need. (link to option 2a,b,c)
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Mod+ve	Increased employment opportunities in the borough and a greater range of skills catered for.
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Neut	Policy should contain a reference to starter business premises.
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Not related	No relationship
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Min+ve	Increased employment opportunities in the borough.
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development	Not related	No relationship

		<p>proposals as demonstrated via evidence such as BREEAM and CEEQUAL.</p> <ul style="list-style-type: none"> - Consider policies that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing within housing and commercial development. - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship

9	To make travel more reliable and efficient, as well as enhance access to jobs, education, healthcare, shops and leisure.	- Consider whether policies promote sustainable travel.	Not related	No relationship
10	To work with other service providers to enable the timely provision of community facilities to accord with the delivery of new houses.	- Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres.	Not related	No relationship
Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Min+ve	Provision of more jobs locally
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Mod+ve	A range of jobs with different skill sets required.
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"> - Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty. 	Not related	No relationship
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not related	No relationship
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly	Not related	No relationship

		and as well as those suffering from dementia and mobility difficulties.		
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Not related	No relationship
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Not related	No relationship
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Not related	No relationship
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.	- 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.	Not related	No relationship
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. 	Not related	No relationship

		- Extent to which policies may directly or indirectly affect the special qualities of the AONB.		
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Not related	No relationship
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Not related	No relationship
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Not related	No relationship
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Not related	No relationship

Obj No	Sustainability Objectives	Appraisal Rationale	Attracting and Supporting Business Growth, Alternative Option: 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.	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Neut	Unless allocations are within areas of need. (link to option 2a,b,c)
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Min+ve	Increased employment opportunities in the borough.
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Not related	Ref to employment land policies
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Not related	No relationship
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Min+ve	Increased employment opportunities in the borough.
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via	Not related	No relationship

		<p>evidence such as BREEAM and CEEQUAL.</p> <ul style="list-style-type: none"> - Consider policies that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing within housing and commercial development. - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship
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"> - Consider whether policies promote sustainable travel. 	Not related	No relationship

10	To work with other service providers to enable the timely provision of community facilities to accord with the delivery of new houses.	- Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres.	Not related	No relationship
Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Min+ve	Provision of more jobs locally
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Min-ve	Low skilled jobs
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Not related	No relationship
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not related	No relationship
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not related	No relationship

16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether polices require the designing out crime for new development.	Not related	No relationship
Environmental Sustainability				
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.	- Whether polices and site allocations protect areas of peat from direct and indirect impacts.	Not related	No relationship
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether polices enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Not related	No relationship
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.	- 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.	Not related	No relationship
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether polices maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which polices may directly or indirectly affect the special qualities of the AONB. 	Not related	No relationship

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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Not related	No relationship
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<ul style="list-style-type: none"> - Whether policies and site allocations contribute towards reducing emissions. 	Not related	No relationship
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"> - Extent to which policies promote building form and layout that aid adaptation. 	Not related	No relationship
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"> - Whether policies deliver a reduction in flood risk. 	Not related	No relationship

Obj No	Sustainability Objectives	Appraisal Rationale	Locating Economic Development in Telford, option a): prioritise development within the established employment parks and industrial areas of Donnington Wood, Hadley Park, Halesfield, and Hortonwood	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Neut	Unlikely to have a significant effect in relation to this objective.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Neut	Unlikely to have a significant effect in relation to this objective.
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Maj+ve	Oversupply of employment land identified.
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Not related	No relationship
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Min-ve	Focussing 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 & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via	Not related	No relationship

		<p>evidence such as BREEAM and CEEQUAL.</p> <ul style="list-style-type: none"> - Consider policies that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing within housing and commercial development. - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship
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"> - Consider whether policies promote sustainable travel. 	Not related	No relationship

10	To work with other service providers to enable the timely provision of community facilities to accord with the delivery of new houses.	- Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres.	Not related	No relationship
Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Min+ve	Provision of employment opportunities locally.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	?	Insufficient information
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Not related	No relationship
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not related	Potential to walk/cycle to work
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not related	No relationship

16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether polices require the designing out crime for new development.	Not related	No relationship
Environmental Sustainability				
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.	- Whether polices and site allocations protect areas of peat from direct and indirect impacts.	Not related	No relationship
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether polices enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Not related	No relationship
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.	- 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.	Neut	Unlikely to have a significant effect in relation to this objective.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether polices maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which polices may directly or indirectly affect the special qualities of the AONB. 	Not related	No relationship

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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Not related	No relationship
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<ul style="list-style-type: none"> - Whether policies and site allocations contribute towards reducing emissions. 	Min+ve	Reduction in out commuting.
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"> - Extent to which policies promote building form and layout that aid adaptation. 	Not related	No relationship
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"> - Whether policies deliver a reduction in flood risk. 	Min-ve	Hortonwood and Halesfield have small areas of SFRA flood zones.

Obj No	Sustainability Objectives	Appraisal Rationale	Locating Economic Development in Telford, option b): identify opportunities for economic development within or close to existing or new centres and Targeted Intervention Areas	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Mod+ve	Focusing on areas of unemployment
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Mod+ve	Focusing on areas of unemployment
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Min-ve	Only town centre has an identified supply of employment land. Add a call for sites regarding town and district centres.
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Not related	No relationship
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Min+ve	Focusing employment close to where people live and where needs are is likely to better meet this objective.
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider polices that require sufficient land to be allocated to	Not related	No relationship

		<p>encourage self-sufficiency in waste management and processing within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship
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"> - Consider whether policies promote sustainable travel. 	Min+ve	Ease of access if located close to where people work.
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Not related	No relationship

Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and polices assist in moderating the amount of inward and outward commuting.	Min+ve	Provision of employment opportunities locally.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether polices contribute towards the retention of mobile professionals.	?	Insufficient information
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether polices improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Not related	No relationship
14	To create opportunities for the community to reduce levels of obesity.	- Whether polices encourage developers to contribute towards local recreational areas such as green gyms	Not related	Potential to walk/cycle to work
15	To enable vulnerable people to live independently.	- 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.	Not related	No relationship
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether polices require the designing out crime for new development.	Not related	No relationship
Environmental Sustainability				

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"> - Whether policies and site allocations protect areas of peat from direct and indirect impacts. 	Not related	No relationship
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Not related	No relationship
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"> - 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. 	Neut	Unlikely to have a significant effect in relation to this objective.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Not related	No relationship
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. 	Not related	No relationship

		- How policies affect the historic environment.		
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Min+ve	Reduction in out commuting.
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Not related	No relationship
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Not related	No relationship

Option c): 'apply general criteria instead of identifying priority areas for employment development'

This option was not subject to SA as it was not considered a reasonable alternative. In line with the NPPF, the Council must proactively meet the employment needs of the borough by seeking to identify potential sites or opportunities for new employment.

Obj No	Sustainability Objectives	Appraisal Rationale	Policy/site/Objective being appraised? Locating Economic Development in Newport, Proposed Approach: Identify an additional 4 hectares of land for employment development within or adjoining Newport.	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Neut	Unlikely to have a significant effect in relation to this objective.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Mod+ve	Increase in local job provision
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Min+ve	Need to identify appropriate land to met needs for whole of plan period – consideration of environmental issues.
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Not related	No relationship
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Not related	No relationship
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via	Not related	No relationship

		<p>evidence such as BREEAM and CEEQUAL.</p> <ul style="list-style-type: none"> - Consider policies that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing within housing and commercial development. - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship
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"> - Consider whether policies promote sustainable travel. 	Min+ve	Ease of access if located close to where people work.

10	To work with other service providers to enable the timely provision of community facilities to accord with the delivery of new houses.	- Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres.	Not related	No relationship
Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Mod+ve	Provision of employment opportunities locally.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	?	Insufficient information
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"> - Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty. 	Not related	No relationship
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not related	Potential to walk/cycle to work
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not related	No relationship

16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Not related	No relationship
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Neut	Dependent on which sites come forward and the mitigation measures employed to reduce impact on the Weald Moors (e.g. Newport Canal)
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Neut	Dependent on which sites come forward and the mitigation measures employed to reduce impact on ecological sites
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.	- 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.	Neut	Unlikely to have a significant effect in relation to this objective.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Neut	Dependent on which sites come forward and the mitigation measures employed

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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Neut	Dependent on which sites come forward and the mitigation measures employed
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<ul style="list-style-type: none"> - Whether policies and site allocations contribute towards reducing emissions. 	Min+ve	Reduction in out commuting.
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"> - Extent to which policies promote building form and layout that aid adaptation. 	Not related	No relationship
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"> - Whether policies deliver a reduction in flood risk. 	Not related	No relationship

Alternative Policy Approach: ‘apply general criteria for economic development in Newport’

This option was not subject to SA as it was not considered a reasonable alternative. In line with the NPPF, the Council must proactively meet the employment needs of the borough by seeking to identify potential sites or opportunities for new employment. Please refer to the Newport: The Need for Employment Land Report (Nov 2013).

Obj No	Sustainability Objectives	Appraisal Rationale	Policy/site/Objective being appraised? Locating Economic Development in the Rural Area, option a): prioritise economic development on the larger brownfield sites.	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Neut	Provision of rural employment will help alleviate rural isolation but may not be easily accessible if focussed on just 3 sites.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Neut	Redevelopment of these sites will just reinstate existing employment provision – no increase in jobs.
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Neut	Sufficient supply identified but maybe not the correct land for the market?
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Not related	No relationship
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Not related	Hard for sustainable transport solutions in rural area
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider polices that require sufficient land to be allocated to	Not related	No relationship

		<p>encourage self-sufficiency in waste management and processing within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship
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"> - Consider whether policies promote sustainable travel. 	Min+ve	Ease of access if located close to where people work.
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Not related	No relationship

Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and polices assist in moderating the amount of inward and outward commuting.	Min+ve	Provision of employment opportunities locally.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether polices contribute towards the retention of mobile professionals.	?	Insufficient information
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether polices improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Not related	No relationship
14	To create opportunities for the community to reduce levels of obesity.	- Whether polices encourage developers to contribute towards local recreational areas such as green gyms	Not related	Potential to walk/cycle to work
15	To enable vulnerable people to live independently.	- 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.	Not related	No relationship
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether polices require the designing out crime for new development.	Not related	No relationship
Environmental Sustainability				

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"> - Whether policies and site allocations protect areas of peat from direct and indirect impacts. 	Min+ve	Sites will have limited impact on the Weald Moors as they are existing sites
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Neut	Safeguards must be employed to ensure sites are not negatively impacted upon (but in the case of Allscott – use of site helped maintain SSSI)
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"> - 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. 	Neut	Unlikely to have a significant effect in relation to this objective.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Neut	Dependent on safeguards to prevent landscape degradation
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. 	Not related	No relationship

		- How policies affect the historic environment.		
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Min-ve	People would have to travel to the site (i.e. not live locally)
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Not related	No relationship
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Not related	No relationship

Obj No	Sustainability Objectives	Appraisal Rationale	Policy/site/Objective being appraised? Locating Economic Development in the Rural Area, option b): continue the current strategy of prioritising new development within or adjoining key rural villages	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Neut	Provision of rural employment will help alleviate rural isolation but may increase commuting due to dispersed sites
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Min-ve	Limited supply of sites in rural area – harder to generate new jobs
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Mod-ve	Limited sites identified to meet needs
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Not related	No relationship
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Not related	Hard for sustainable transport solutions in rural area
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via	Not related	No relationship

		<p>evidence such as BREEAM and CEEQUAL.</p> <ul style="list-style-type: none"> - Consider policies that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing within housing and commercial development. - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship
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"> - Consider whether policies promote sustainable travel. 	Min+ve	Ease of access if located close to where people work.

10	To work with other service providers to enable the timely provision of community facilities to accord with the delivery of new houses.	- Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres.	Not related	No relationship
Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Neut	Potential provision of employment opportunities locally.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	?	Insufficient Information
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Not related	No relationship
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not related	Potential to walk/cycle to work
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not related	No relationship

16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether polices require the designing out crime for new development.	Not related	No relationship
Environmental Sustainability				
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.	- Whether polices and site allocations protect areas of peat from direct and indirect impacts.	Neut	Dependent on settlements and sites identified and their relationship to the Weald Moors
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether polices enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Neut	Dependent on settlements and sites identified and their relationship to ecological sites
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.	- 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.	Neut	Unlikely to have a significant effect in relation to this objective.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether polices maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which polices may directly or indirectly affect the special qualities of the AONB. 	Neut	Dependent on safeguards to prevent landscape degradation

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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Neut	Dependent on settlements and sites identified and safeguards employed.
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<ul style="list-style-type: none"> - Whether policies and site allocations contribute towards reducing emissions. 	Min-ve	People would have to travel to the site (i.e. not live locally)
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"> - Extent to which policies promote building form and layout that aid adaptation. 	Not related	No relationship
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"> - Whether policies deliver a reduction in flood risk. 	Not related	No relationship

Option c): 'apply general criteria for employment development in the rural area'

This option was not subject to SA as it was not considered a reasonable alternative. In line with the NPPF, the Council must support economic growth in rural areas in order to create jobs and prosperity and meet the employment needs of the borough by seeking to identify potential sites or opportunities for employment.

Obj No	Sustainability Objectives	Appraisal Rationale	Housing Option: Housing Mix	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	<ul style="list-style-type: none">- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Not relevant	No relationship
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	<ul style="list-style-type: none">- Improving the ability of people to access employment, education and training opportunities.	Not relevant	No relationship
3	To ensure an appropriate supply of employment land and starter business premises.	<ul style="list-style-type: none">- To deliver employment land attractive to inward investment and also provide for a range of business units.	Not relevant	No relationship
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	<ul style="list-style-type: none">- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population- Provision being made for travellers & gypsies.	Maj+ve	Policy clearly intends to support this
5	Locate housing in areas with good accessibility to employment, services and amenities.	<ul style="list-style-type: none">- Extent to which housing sites are served by sustainable transport modes.	Not relevant	No relationship
Resource Management & Material Assets				
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">- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL.- Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste management and	Not relevant	No relationship

		<p>processing within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not relevant	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not relevant	No relationship
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"> - Consider whether policies promote sustainable travel. 	Not relevant	No relationship
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Not relevant	No relationship
Sustainable Communities				

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"> - Extent to which housing, employment and transport and polices assist in moderating the amount of inward and outward commuting. 	Min+ve	The policy approach seeks to ensure new development provides housing mix in balance with population change. This could be a mod + but difficult to see that it would have more than a small impact.
12	To provide an environment that helps retain well-educated members of the work force.	<ul style="list-style-type: none"> - Whether polices contribute towards the retention of mobile professionals. 	Min+ve	The policy approach seeks to ensure new development provides housing mix in balance with population change. This could be a mod + but difficult to see that it would have more than a small impact.
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"> - Whether polices improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty. 	Mod+ve	The policy approach seeks to ensure new development provides housing mix in balance with population. The impact is limited to housing issues however so assessed as moderate +
14	To create opportunities for the community to reduce levels of obesity.	<ul style="list-style-type: none"> - Whether polices encourage developers to contribute towards local recreational areas such as green gyms 	Not relevant	No relationship
15	To enable vulnerable people to live independently.	<ul style="list-style-type: none"> - 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. 	Mod+ve	The policy approach seeks to ensure new development provides housing mix in balance with population.

16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether polices require the designing out crime for new development.	Not relevant	No relationship
Environmental Sustainability				
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.	- Whether polices and site allocations protect areas of peat from direct and indirect impacts.	Not relevant	No relationship
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether polices enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Not relevant	No relationship
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.	- 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.	Not relevant	No relationship
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether polices maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which polices may directly or indirectly affect the special qualities of the AONB. 	Not relevant	No relationship

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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Not relevant	No relationship
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<ul style="list-style-type: none"> - Whether policies and site allocations contribute towards reducing emissions. 	Not relevant	No relationship
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"> - Extent to which policies promote building form and layout that aid adaptation. 	Not relevant	No relationship
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"> - Whether policies deliver a reduction in flood risk. 	Not relevant	No relationship

There were originally 7 housing mix options presented for SA here (Option 17 – 23). However, the Council identified that Option 21 “Affordable Housing Mix” covered matters already picked up in Option 17 “Housing Mix”. Therefore the proposed Strategy & Options document was re-edited and Option 21 was also covered under option 17 (the Affordable Housing Mix section was subsumed into the Housing Mix section and there was only the one option here).

Obj No	Sustainability Objectives	Appraisal Rationale	Housing Option: Affordable Housing Targets	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	<ul style="list-style-type: none">- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Mod+ve	The assessment concluded that the proposed option would score well. The first two alternative options were thought to perform less well but it was considered that setting a different target for certain areas could score higher.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	<ul style="list-style-type: none">- Improving the ability of people to access employment, education and training opportunities.	Min+ve	The policy approach should increase access to housing in appropriate locations for people on low incomes. The assessment concluded that the proposed option would score well. The first two alternative options were thought to perform less well but it was considered that setting a different target for certain areas could score higher
3	To ensure an appropriate supply of employment land and starter business premises.	<ul style="list-style-type: none">- To deliver employment land attractive to inward investment and also provide for a range of business units.	Not relevant	No relationship
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	<ul style="list-style-type: none">- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population- Provision being made for travellers & gypsies.	Maj+ve	The assessment concluded that the proposed option would score well but adding some direction to areas of greatest e.g. the final alternative option, might score best. The assessment concluded that the proposed option would score well. The first two alternative options were thought to perform less well but it was considered that setting a different target for certain areas could score higher

5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Not relevant	No relationship
Resource Management & Material Assets				
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider policies that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing within housing and commercial development. - 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. 	Not relevant	No relationship
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not relevant	No relationship
8	To minimise demand upon water resources and to enable the timely provision of adequate waste water treatment to support increased housing provision.	- Extent to which policies include measures that require developers to demonstrate how they have reduced water demand.	Not relevant	No relationship

		- Extent to which polices sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows.		
9	To make travel more reliable and efficient, as well as enhance access to jobs, education, healthcare, shops and leisure.	- Consider whether polices promote sustainable travel.	Not relevant	No relationship
10	To work with other service providers to enable the timely provision of community facilities to accord with the delivery of new houses.	- Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres.	Not relevant	No relationship
Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and polices assist in moderating the amount of inward and outward commuting.	Min+ve	The proposed policy approach should create a balanced housing offer which could have a small positive impact here. The first two alternative options were thought to perform less well but it was considered that setting a different target for certain areas could score higher
12	To provide an environment that helps retain well-educated members of the work force.	- Whether polices contribute towards the retention of mobile professionals.	?	unclear
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"> - Whether polices improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty. 	Min+ve	The proposed policy approach should help ensure decent homes appropriate to needs and so have a small positive impact here. The first two alternative options were thought to perform less well but it was considered that setting a different target for certain areas could score higher

14	To create opportunities for the community to reduce levels of obesity.	- Whether polices encourage developers to contribute towards local recreational areas such as green gyms	Not relevant	No relationship
15	To enable vulnerable people to live independently.	- 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.	Min+ve	The proposed policy approach should create a balanced housing offer including care homes etc and have a positive impact here. The first two alternative options were thought to perform less well but it was considered that setting a different target for certain areas could score higher
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether polices require the designing out crime for new development.	Not relevant	No relationship
Environmental Sustainability				
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.	- Whether polices and site allocations protect areas of peat from direct and indirect impacts.	Not relevant	No relationship
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether polices enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Not relevant	No relationship
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.	- 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.	Not relevant	No relationship

20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Not relevant	No relationship
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Not relevant	No relationship
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<ul style="list-style-type: none"> - Whether policies and site allocations contribute towards reducing emissions. 	Not relevant	No relationship
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"> - Extent to which policies promote building form and layout that aid adaptation. 	Not relevant	No relationship
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"> - Whether policies deliver a reduction in flood risk. 	Not relevant	No relationship

There were a number of alternative options identified in the S&O document for percentage targets for affordable housing. It was determined that individual appraisals for each option would be unlikely to identify any significant differences between the nature and effects of options against the SA Framework. Therefore one appraisal was produced that covered the main option identified as well as the alternatives. The differences between options is are discussed below.

Sustainable Economic Development

The assessment concluded that the proposed option would score positively against 3 of the 5 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 5 objectives here.

Sustainable Communities

The proposed policy approach was found to have a minimal positive relationship to 3 of the 6 objectives here. 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 here.

Obj No	Sustainability Objectives	Appraisal Rationale	Housing Option: Affordable housing thresholds	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Mod+ve	The alternative approaches of seeking affordable housing on all sites, a single lower threshold or separate thresholds for Telford, Newport and the rural area were all thought likely to increase the + score.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Min+ve	The approach should increase access to housing in accessible locations for people on low incomes. The alternative approaches were all thought likely to increase the + score.
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Not relevant	No relationship
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Maj+ve	Proposed approach will significantly help outcomes regarding this SA objective. The alternative approaches were all thought likely to increase the + score e.g performance could be improved by adding a lower threshold in Newport or the rural area.
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Not relevant	No relationship
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via	Not relevant	No relationship

		<p>evidence such as BREEAM and CEEQUAL.</p> <ul style="list-style-type: none"> - Consider policies that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing within housing and commercial development. - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not relevant	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not relevant	No relationship
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"> - Consider whether policies promote sustainable travel. 	Not relevant	No relationship

10	To work with other service providers to enable the timely provision of community facilities to accord with the delivery of new houses.	- Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres.	Not relevant	No relationship
Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Min+ve	Proposed approach should help create a balanced housing offer .The alternative approaches were all thought likely to increase the + score.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	?	Unclear
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"> - Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty. 	Min+ve	Proposed approach should help ensure decent homes. The alternative approaches were all thought likely to increase the + score.
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not relevant	No relationship
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Min+ve	Proposed approach should improve the supply of affordable housing for vulnerable people. The alternative approaches were all thought likely to increase the + score.

16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether polices require the designing out crime for new development.	Not relevant	No relationship
Environmental Sustainability				
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.	- Whether polices and site allocations protect areas of peat from direct and indirect impacts.	Not relevant	No relationship
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether polices enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Not relevant	No relationship
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.	- 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.	Not relevant	No relationship
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether polices maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which polices may directly or indirectly affect the special qualities of the AONB. 	Not relevant	No relationship

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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Not relevant	No relationship
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<ul style="list-style-type: none"> - Whether policies and site allocations contribute towards reducing emissions. 	Not relevant	No relationship
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"> - Extent to which policies promote building form and layout that aid adaptation. 	Not relevant	No relationship
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"> - Whether policies deliver a reduction in flood risk. 	Not relevant	No relationship

There were a number of alternative options proposed in the S&O document for affordable housing thresholds. It was determined that individual appraisals for each option would be unlikely to identify any significant differences between the nature and effects of options against the SA Framework. Therefore one appraisal was produced that covered the main option identified as well as the alternatives. The differences between options is are discussed below.

Sustainable Economic Development

The assessment concluded that the proposed option would score positively against 3 of the 5 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 + score. The alternative of a single lower threshold (likely c20%) was thought likely 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 5 objectives here.

Sustainable Communities

The proposed policy approach was found to have a minimal positive relationship to 3 of the 6 objectives here. 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 + score.

Environmental Sustainability

The proposed policy approach was not found to be relevant to any of the objectives here.

Obj No	Sustainability Objectives	Appraisal Rationale	Housing Option: On and off-site provision of affordable housing	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	<ul style="list-style-type: none">- Extent to which policies enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Mod+ve	The amount of affordable housing that is 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 + score.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	<ul style="list-style-type: none">- Improving the ability of people to access employment, education and training opportunities.	Min+ve	The approach should increase access to housing in accessible locations for people on low incomes. The alternative options of allowing lower contributions or a more relaxed approach to off site provision or contributions would both reduce the + score.
3	To ensure an appropriate supply of employment land and starter business premises.	<ul style="list-style-type: none">- To deliver employment land attractive to inward investment and also provide for a range of business units.	Not relevant	No relationship
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	<ul style="list-style-type: none">- Extent to which policies address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population- Provision being made for travellers & gypsies.	Maj+ve	Proposed approach will significantly help outcomes regarding this SA objective. Performance could be improved by adding emphasis regarding areas of greatest need. The alternative options of allowing lower contributions or a more relaxed approach to off site provision or contributions would both reduce the + score.

5	Locate housing in areas with good accessibility to employment, services and amenities.	<ul style="list-style-type: none"> - Extent to which housing sites are served by sustainable transport modes. 	Not relevant	No relationship
Resource Management & Material Assets				
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider policies that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing within housing and commercial development. - 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. 	Not relevant	No relationship
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not relevant	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. 	Not relevant	No relationship

		- Extent to which polices sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows.		
9	To make travel more reliable and efficient, as well as enhance access to jobs, education, healthcare, shops and leisure.	- Consider whether polices promote sustainable travel.	Not relevant	No relationship
10	To work with other service providers to enable the timely provision of community facilities to accord with the delivery of new houses.	- Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres.	Not relevant	No relationship
Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and polices assist in moderating the amount of inward and outward commuting.	Min+ve	Proposed approach 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 + score.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether polices contribute towards the retention of mobile professionals.	?	Unclear
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"> - Whether polices improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty. 	Min+ve	Proposed approach should help ensure decent homes. The alternative options of allowing lower contributions or a more relaxed approach to off site provision or contributions would both reduce the + score.

14	To create opportunities for the community to reduce levels of obesity.	- Whether polices encourage developers to contribute towards local recreational areas such as green gyms	Not relevant	No relationship
15	To enable vulnerable people to live independently.	- 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.	Min+ve	The proposed approach should help create a more diverse housing stock. The alternative options of allowing lower contributions or a more relaxed approach to off site provision or contributions would both reduce the + score.
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether polices require the designing out crime for new development.	Not relevant	No relationship
Environmental Sustainability				
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.	- Whether polices and site allocations protect areas of peat from direct and indirect impacts.	Not relevant	No relationship
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	- Whether polices enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests.	Not relevant	No relationship
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.	- 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.	Not relevant	No relationship
20	To manage the landscape effects of development in recognition of European Landscape Convention.	- Consider whether polices maintain and enhance the landscape	Not relevant	No relationship

		quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB.		
21	To enhance, conserve and protect buildings, sites, and the setting of historic assets to the urban environment as part of development projects.	- Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment.	Not relevant	No relationship
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Not relevant	No relationship
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Not relevant	No relationship
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Not relevant	No relationship

There were two alternative options proposed in the S&O document for on-site or off-site provision of affordable housing. It was determined that individual appraisals for each option would be unlikely to identify any significant differences between the nature and effects of options against the SA Framework. Therefore one appraisal was produced that covered the main option identified as well as the alternatives. The differences between options is are discussed below.

Sustainable Economic Development

The assessment concluded that the proposed option would score positively against 3 of the 5 SA objectives. Three alternative 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 + score.

Resource Management and Material Assets

The proposed policy approach was not found to be relevant to any of the 5 objectives here.

Sustainable Communities

The proposed policy approach was found to have a minimal positive relationship to 3 of the 6 objectives here 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 + score.

Environmental Sustainability

The proposed policy approach was not found to be relevant to any of the objectives here.

Obj No	Sustainability Objectives	Appraisal Rationale	Housing Option: Rural affordable housing	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Maj+ve	Alternative would be less effective
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Not related	No relationship
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Not related	No relationship
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Maj+ve	Alternative would be less effective
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Min-ve	This would lead to significant new housing in locations not easy to access other than by car. Recommendation need to mitigate e.g provision of good local services, employment & public transport. The alternative would perform better as it would lead to less housing in locations not easy to access.
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via	Not related	No relationship

		<p>evidence such as BREEAM and CEEQUAL.</p> <ul style="list-style-type: none"> - Consider policies that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing within housing and commercial development. - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship
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"> - Consider whether policies promote sustainable travel. 	Min-ve	This would lead to significant new housing in locations not easy to access other than by car. Recommendation

				need to mitigate e.g provision of good public transport. The alternative would perform better as it would lead to less housing in locations not easy to access.
10	To work with other service providers to enable the timely provision of community facilities to accord with the delivery of new houses.	- Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres.	Not related	No relationship
Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	?	The proposed approach would provide more rural housing including making it easier for people on low incomes to live in rural areas. Employment would also be needed however. Recommendation is therefore that the plan approach to employment mirrors that for housing.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Not related	No relationship
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Not related	No relationship
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards	Not related	No relationship

		local recreational areas such as green gyms		
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not related	No relationship
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Not related	No relationship
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Not related	No relationship
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	- Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests.	Not related	No relationship
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.	- 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.	Not related	No relationship
20	To manage the landscape effects of development in recognition of European Landscape Convention.	- Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design	Min-ve	Could well be negative depending on the amount of housing that results, either by scale or by location. Mitigation could be provided by policies to control impact on sensitive landscapes.

		<p>considerations both current and future are integrated into development policies.</p> <ul style="list-style-type: none"> - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 		
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Not related	No relationship
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<ul style="list-style-type: none"> - Whether policies and site allocations contribute towards reducing emissions. 	Min-ve	This approach was thought likely to lead to more journeys by car. The alternative would perform better as it is thought it would lead to less. Mitigate via better provision of good local services, employment & public transport.
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"> - Extent to which policies promote building form and layout that aid adaptation. 	Not related	No relationship
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"> - Whether policies deliver a reduction in flood risk. 	Not related	No relationship

Alternative Policy Approach: ‘continue the existing policy approach for 100% affordable rural housing exceptions’.

There were two alternative options proposed in the S&O document for rural housing. It was determined that individual appraisals for each option would be unlikely to identify any significant differences between the nature and effects of options against the SA Framework. Therefore one appraisal was produced that covered the main option identified as well as the alternative.

Obj No	Sustainability Objectives	Appraisal Rationale	Housing Option: Specialist Housing	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Not related	No relationship
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Not related	No relationship
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Not related	No relationship
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Maj+ve	The policy approach would help provide suitable accommodation for elderly and vulnerable people.
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Not related	No relationship
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing	Not related	No relationship

		<p>within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship
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"> - Consider whether policies promote sustainable travel. 	Not related	No relationship
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Not related	No relationship
Sustainable Communities				

11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and polices assist in moderating the amount of inward and outward commuting.	Not related	No relationship
12	To provide an environment that helps retain well-educated members of the work force.	- Whether polices contribute towards the retention of mobile professionals.	Not related	No relationship
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether polices improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Maj+ve	This policy is about planning for housing to meet needs of ageing population & vulnerable people
14	To create opportunities for the community to reduce levels of obesity.	- Whether polices encourage developers to contribute towards local recreational areas such as green gyms	?	
15	To enable vulnerable people to live independently.	- 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.	Maj+ve	The policy approach would help provide suitable accommodation for elderly and vulnerable people e.g lifetime homes
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether polices require the designing out crime for new development.	Not related	No relationship
Environmental Sustainability				
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.	- Whether polices and site allocations protect areas of peat from direct and indirect impacts.	Not related	No relationship

18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Not related	No relationship
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"> - 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. 	Not related	No relationship
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Not related	No relationship
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Not related	No relationship

22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Not related	No relationship
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Not related	No relationship
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Not related	No relationship

There were three alternative options proposed in the S&O document for specialist housing. It was determined that individual appraisals for each option would be unlikely to identify any significant differences between the nature and effects of options against the SA Framework. Therefore one appraisal was produced that considers the provision of specialist housing.

Obj No	Sustainability Objectives	Appraisal Rationale	Gypsy & Traveller Option: Traveller site proposals	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Not related	No relationship identified
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Mod+ve	Proposed policy approach explicitly seeks to improve access to education for G&T groups (who often have poor access).
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Not related	This score was considered not related, but could be Min+ as it is noted that if policy is successful and results in reducing unauthorised encampments this may be a positive as these are often on vacant employment land.
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Mod+ve	Explicitly seeks to improve G&T provision
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Mod+ve	Please note “Housing” in G&T context = caravans and proposed policy seeks sites with good access to services.
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider polices that require sufficient land to be allocated to	Not related	No relationship identified

		<p>encourage self-sufficiency in waste management and processing within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship identified
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship identified
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"> - Consider whether policies promote sustainable travel. 	Mod+ve	Proposed policy seeks sites that ensure good access to services etc.
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Not related	No relationship identified

Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Not related	No relationship identified
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Not related	No relationship identified
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"> - Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty. 	Mod+ve	Proposed policy approach seeks to address access to health services and also to reduce health risks. Likely impact considered to be “moderate”
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not related	No relationship identified
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not related	No relationship identified
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Not related	No relationship identified
Environmental Sustainability				

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"> - Whether policies and site allocations protect areas of peat from direct and indirect impacts. 	Not related	No relationship identified
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Not related	No relationship identified
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"> - 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. 	Not related	No relationship identified
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Not related	No relationship identified
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. 	Not related	No relationship identified

		- How policies affect the historic environment.		
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Min+ve	Proposed policy approach seeks proposals sited in a way that should reduce need to travel.
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Mod+ve	Proposed policy approach includes seeking to avoid floodrisk for travellers
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Mod+ve	Proposed policy approach includes seeking to avoid floodrisk for travellers

There were two alternative options proposed in the S&O document for meeting the needs of Gypsy & Travellers. It was determined that individual appraisals for each option would be unlikely to identify any significant differences between the nature and effects of options against the SA Framework; therefore one appraisal was produced.

Obj No	Sustainability Objectives	Appraisal Rationale	Transport Option: Area Travel Plans	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	<ul style="list-style-type: none">- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Min+ve	Depends on location of development. Provision of travel plan would help specific areas of deprivation.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	<ul style="list-style-type: none">- Improving the ability of people to access employment, education and training opportunities.	Min+ve	Depends on location of development. Provision of travel plan would help specific areas of deprivation.
3	To ensure an appropriate supply of employment land and starter business premises.	<ul style="list-style-type: none">- To deliver employment land attractive to inward investment and also provide for a range of business units.	Neut	Unlikely to have a significant effect in relation to this objective.
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	<ul style="list-style-type: none">- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population- Provision being made for travellers & gypsies.	Neut	Unlikely to have a significant effect in relation to this objective.
5	Locate housing in areas with good accessibility to employment, services and amenities.	<ul style="list-style-type: none">- Extent to which housing sites are served by sustainable transport modes.	Min+ve	Would encourage residential development to review sustainable transport methods.
Resource Management & Material Assets				
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">- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL.- Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste	Not related	No relationship

		<p>management and processing within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship
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"> - Consider whether policies promote sustainable travel. 	Maj+ve	Travel plans would encourage more sustainable transport choices.
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Neut	Unlikely to have a significant effect in relation to this objective.
Sustainable Communities				

11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Min+ve	Could help reduce outward commuting as local areas are more accessible.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Min+ve	Sustainable transport modes may increase the attraction of the borough to mobile professionals.
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Min+ve	Travel plans are likely to promote cycling and walking.
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Min+ve	Travel plans are likely to promote cycling and walking.
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Min+ve	Promotion of accessible neighbourhoods can increase likelihood of option to live independently.
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Neut	Unlikely to have a significant effect in relation to this objective.
Environmental Sustainability				

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"> - Whether policies and site allocations protect areas of peat from direct and indirect impacts. 	Not related	No relationship
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Not related	No relationship
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"> - 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. 	Neut	Unlikely to have a significant effect in relation to this objective.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Neut	Unlikely to have a significant effect in relation to this objective.
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. 	Neut	Unlikely to have a significant effect in relation to this objective.

		- How policies affect the historic environment.		
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Maj+ve	Area travel plans are likely to reduce car use and therefore CO2 emissions.
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Neut	Unlikely to have a significant effect in relation to this objective.
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Not related	No relationship

Obj No	Sustainability Objectives	Appraisal Rationale	Transport Option: Public Transport	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	<ul style="list-style-type: none">- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Mod+ve	Can increase accessibility across the borough for existing and new communities.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	<ul style="list-style-type: none">- Improving the ability of people to access employment, education and training opportunities.	Mod+ve	Can increase accessibility across the borough for existing and new communities.
3	To ensure an appropriate supply of employment land and starter business premises.	<ul style="list-style-type: none">- To deliver employment land attractive to inward investment and also provide for a range of business units.	Neut	Unlikely to have a significant effect in relation to this objective.
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	<ul style="list-style-type: none">- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population- Provision being made for travellers & gypsies.	Neut	Unlikely to have a significant effect in relation to this objective.
5	Locate housing in areas with good accessibility to employment, services and amenities.	<ul style="list-style-type: none">- Extent to which housing sites are served by sustainable transport modes.	Mod+ve	Ensure public transport provided is the most sustainable option (i.e. if walking/cycling is better option that should be promoted).
Resource Management & Material Assets				
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">- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL.- Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing	Not related	No relationship

		<p>within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship
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"> - Consider whether policies promote sustainable travel. 	Maj+ve	Ensure public transport provided is the most sustainable option (i.e. if walking/cycling is better option that should be promoted).
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Neut	Unlikely to have a significant effect in relation to this objective.
Sustainable Communities				

11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Min+ve	Increases choice of employment opportunities accessible to local people.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Min+ve	Increases choice of employment opportunities accessible to local people
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"> - Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty. 	Min+ve	Increases access to health facilities.
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Neut	Unlikely to have a significant effect in relation to this objective.
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Min+ve	Increases access to services.
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Neut	Unlikely to have a significant effect in relation to this objective.
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Not related	No relationship

18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Not related	No relationship
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"> - 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. 	Neut	Unlikely to have a significant effect in relation to this objective.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Neut	Unlikely to have a significant effect in relation to this objective.
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Neut	Unlikely to have a significant effect in relation to this objective.

22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Maj+ve	Increased use of public transport is likely to result in less car usage and therefore less CO2 emissions.
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Not related	No relationship
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Not related	No relationship

It was determined that there were a number of similarities between the rail options and the public transport and walking and cycling options. It was decided to merge the rail focussed options with the wider public transport options.

Obj No	Sustainability Objectives	Appraisal Rationale	Transport Option: Walking & Cycling	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Min+ve	Can increase accessibility across the borough for existing and new communities through improved cycling and walking facilities.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Min+ve	Can increase accessibility across the borough for existing and new communities through improved cycling and walking facilities.
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Neut	Unlikely to have a significant effect in relation to this objective.
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Neut	Unlikely to have a significant effect in relation to this objective.
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Mod+ve	Ensure that all new housing development promotes/improves walking and cycling links to facilities/employment areas.
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste	Not related	No relationship

		<p>management and processing within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship
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"> - Consider whether policies promote sustainable travel. 	Maj+ve	Ensure that all new development promotes/improves walking and cycling links to facilities/employment areas.
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Neut	Unlikely to have a significant effect in relation to this objective.

Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and polices assist in moderating the amount of inward and outward commuting.	Neut	Unlikely to have a significant effect in relation to this objective.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether polices contribute towards the retention of mobile professionals.	Neut	Unlikely to have a significant effect in relation to this objective.
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether polices improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Mod+ve	Increases access to health facilities and improvements to general health and wellbeing through increased walking and cycling.
14	To create opportunities for the community to reduce levels of obesity.	- Whether polices encourage developers to contribute towards local recreational areas such as green gyms	Mod+ve	Increases opportunities for walking and cycling.
15	To enable vulnerable people to live independently.	- 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.	Neut	Unlikely to have a significant effect in relation to this objective.
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether polices require the designing out crime for new development.	Neut	Unlikely to have a significant effect in relation to this objective.
Environmental Sustainability				

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"> - Whether policies and site allocations protect areas of peat from direct and indirect impacts. 	Not related	No relationship
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Neut	Unlikely to have a significant effect in relation to this objective.
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"> - 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. 	Neut	Unlikely to have a significant effect in relation to this objective.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Neut	Unlikely to have a significant effect in relation to this objective.
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. 	Neut	Unlikely to have a significant effect in relation to this objective.

		- How policies affect the historic environment.		
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Maj+ve	Increasing walking and cycling is likely to result in less car usage and therefore less CO2 emissions.
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Not related	No relationship
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Not related	No relationship

Obj No	Sustainability Objectives	Appraisal Rationale	Transport Option: Parking	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Min-ve	Potential for isolation if certain groups cannot access employment areas. Ensure employment opportunities are well served by alternative means of transport.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Min-ve	Ensure employment opportunities are well served by alternative means of transport.
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Min-ve	Employment land may be less attractive with restricted parking conditions. Ensure employment opportunities are well served by alternative means of transport.
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Neut	Unlikely to have a significant effect in relation to this objective.
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Neut	Restricting parking will result in a greater need for areas to be well served by public transport.
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste	Not related	No relationship

		<p>management and processing within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship
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"> - Consider whether policies promote sustainable travel. 	Min+ve	Restrictive parking provision will force people to consider public transport.
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Neut	Unlikely to have a significant effect in relation to this objective.
Sustainable Communities				

11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Neut	Unlikely to have a significant effect in relation to this objective.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Neut	Unlikely to have a significant effect in relation to this objective.
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Min+ve	Restrictive parking provision will force people to consider public transport or walking and cycling.
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Neut	Unlikely to have a significant effect in relation to this objective.
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Neut	Unlikely to have a significant effect in relation to this objective.
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Neut	Unlikely to have a significant effect in relation to this objective.
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Not related	No relationship

18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Not related	No relationship
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"> - 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. 	Neut	Unlikely to have a significant effect in relation to this objective.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Not related	No relationship
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Neut	Unlikely to have a significant effect in relation to this objective.

22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Min+ve	Restrictive parking provision will force people to consider public transport or walking and cycling
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Neut	Unlikely to have a significant effect in relation to this objective.
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Not related	No relationship

There were two alternative options proposed in the S&O document for parking. It was determined that individual appraisals for each option would be unlikely to identify any significant differences between the nature and effects of options against the SA Framework; therefore, one appraisal was produced.

Obj No	Sustainability Objectives	Appraisal Rationale	Transport Option: Road Network	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Min+ve	Potential for increased access for isolated communities (depending on location of development).
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Min+ve	Potential for increased access (depending on location of development).
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Min+ve	Policy which would increase attractiveness of land by ensuring developments have good access to the road network.
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Neut	Unlikely to have a significant effect in relation to this objective.
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Min-ve	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.
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste	Not related	No relationship

		<p>management and processing within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship
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"> - Consider whether policies promote sustainable travel. 	Min-ve	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.
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"> - Extent to which plans address current and emerging need for 	Neut	Unlikely to have a significant effect in relation to this objective.

		community facilities, i.e. hospitals, schools, community centres.		
Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Min-ve	Potential for increased inward and outward commuting with ease of access.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Neut	Unlikely to have a significant effect in relation to this objective.
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Neut	Unlikely to have a significant effect in relation to this objective.
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not related	No relationship
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Neut	Unlikely to have a significant effect in relation to this objective.
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Neut	Unlikely to have a significant effect in relation to this objective.
Environmental Sustainability				

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"> - Whether policies and site allocations protect areas of peat from direct and indirect impacts. 	Not related	No relationship
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Not related	No relationship
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"> - 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. 	Neut	Unlikely to have a significant effect in relation to this objective.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Neut	Unlikely to have a significant effect in relation to this objective.
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. 	Neut	Unlikely to have a significant effect in relation to this objective.

		- How policies affect the historic environment.		
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Min-ve	Increasing attractiveness of car usage, and therefore CO2 emissions.
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Not related	No relationship
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Not related	No relationship

Obj No	Sustainability Objectives	Appraisal Rationale	Green Infrastructure and Natural Environment	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Neut	Unlikely to have a significant effect in relation to this objective.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Neut	Unlikely to have a significant effect in relation to this objective.
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Min+ve	Appropriate green infrastructure will help attract businesses
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Not related	No relationship
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Min+ve	Green infrastructure can be used as a sustainable transport route
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing	Not related	No relationship

		<p>within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship
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"> - Consider whether policies promote sustainable travel. 	Min+ve	Green infrastructure can be used as a sustainable transport route
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Mod+ve	Ensuring new development considers green infrastructure provision
Sustainable Communities				

11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Not related	No relationship
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Mod+ve	Ensuring quality green infrastructure will help create an area which is attractive to well-educated members of the workforce
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Maj+ve	Policy will improve the environment in which people can take exercise and live more active lifestyles.
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Maj+ve	Policy will improve the environment in which people can take exercise and live more active lifestyles.
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not related	No relationship
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Not related	No relationship
Environmental Sustainability				

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"> - Whether policies and site allocations protect areas of peat from direct and indirect impacts. 	Maj+ve	The policy is likely to ensure that the Weald Moors are protected from inappropriate development
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Maj+ve	The policy is likely to ensure that protected ecological areas and habitats without designations are protected from inappropriate development
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"> - 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. 	Maj+ve	Policy will optimise the use of green infrastructure to achieve environmental, social and economic benefits.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Maj+ve	Policy
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. 	Mod+ve	Policy will promote the conservation of RIGS

		- How policies affect the historic environment.		
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Mod+ve	High levels of green infrastructure will promote sustainable transport choices and absorb CO2
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Mod+ve	Green infrastructure well renowned method for adapting to climate change.
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Mod+ve	Green infrastructure well renowned method for adapting to flooding and reducing risk of flooding

Obj No	Sustainability Objectives	Appraisal Rationale	Retail and Town Centres Option: Retail Hierarchy	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Mod+ve	Should ensure development is well located.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Mod+ve	Should ensure facilities are located in accessible locations.
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Mod+ve	Help to ensure land for employment is in attractive locations i.e. centres
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Neut	Unlikely to have a significant effect in relation to this objective.
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Neut	Unlikely to have a significant effect in relation to this objective.
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing	Not related	No relationship

		<p>within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship
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"> - Consider whether policies promote sustainable travel. 	Min+ve	Improves access to facilities.
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Neut	Unlikely to have a significant effect in relation to this objective.
Sustainable Communities				

11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Neut / Min +ve	Ensure hierarchy promotes as well as conserves centres
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Mod+ve	Creates modern attractive town centres
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Min+ve	Potential opportunity to address improving health facilities and access to green space
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Neut	Unlikely to have a significant effect in relation to this objective.
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Neut	Unlikely to have a significant effect in relation to this objective.
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Min+ve	Ensure policy is supported by design standards
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Not related	No relationship

18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Not related	No relationship
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"> - 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. 	Neut	Link policy with green infrastructure
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Min+ve	Protects and controls development in centres
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Min+ve	Protects areas of historic importance by controlling development

22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Mod+ve	Promotes development in sustainable locations with sustainable transport
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Not related	No relationship
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Not related	No relationship

There were two alternative options proposed in the S&O document for on-site or off-site provision of affordable housing. It was determined that individual appraisals for each option would be unlikely to identify any significant differences between the nature and effects of options against the SA Framework; therefore, one appraisal was produced.

Obj No	Sustainability Objectives	Appraisal Rationale	Retail and Town Centres Option: Telford Town Centre	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Min+ve	Limits regeneration to town centre only
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Mod+ve	Central location
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Mod+ve	Provides employment land in town centre
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Min+ve	Provides affordable housing
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Maj+ve	Policy promotes mixed use development including residential in accessible locations
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing	Mod+ve	Strengthens policy aspirations of Central Telford Area Action Plan, which are strong in terms of this objective.

		<p>within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Mod+ve	Strengthens policy aspirations of Central Telford Area Action Plan, which are strong in terms of this objective.
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Min +ve	Ensure water sensitive urban design techniques are promoted
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"> - Consider whether policies promote sustainable travel. 	Maj+ve	Ensures all development that generates significant travel is centrally located
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Neut	Unlikely to have a significant effect in relation to this objective.
Sustainable Communities				

11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Mod+ve	Opportunity to promote city centre living
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Mod+ve	Creates modern attractive town centres
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Mod+ve	Potential opportunity to address improving health facilities and access to green space
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Neut	Unlikely to have a significant effect in relation to this objective.
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not related	No relationship
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Min +ve	Policy is supported by design standards, design for community safety SPD
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Not related	No relationship

18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Not related	No relationship
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"> - 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. 	Neut	Link policy with green infrastructure
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Min +ve	Protects and controls development in town centre
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Neut	Unlikely to have a significant effect in relation to this objective.

22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Mod+ve	Promotes development in sustainable locations with sustainable transport and techniques to help reduce climate change
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Neut	Potential to link with design standards
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Neut	Ensure design incorporates water sensitive design measures such as SuDS

Obj No	Sustainability Objectives	Appraisal Rationale	Retails and Town Centres Option: Leisure and Evening & Night Time Economy	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Mod+ve	May increase employment opportunities and access to them in key centres
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Mod+ve	Will improve access to leisure and employment opportunities in key centres
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Mod+ve	Will improve attractiveness of centres
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Neut	Unlikely to have a significant effect in relation to this objective.
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Min+ve	Policy promotes mixed use development including residential
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing	Not related	No relationship

		<p>within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Neut	Ensure link to design standards, such as set out in CTAAP
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Neut	Opportunity to ensure water sensitive urban design techniques are promoted
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"> - Consider whether policies promote sustainable travel. 	Maj+ve	Ensures all development that generates significant travel is centrally located
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Neut	Unlikely to have a significant effect in relation to this objective.
Sustainable Communities				

11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Min +ve	Opportunity to promote city centre living
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Mod+ve	Creates modern attractive town centres
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Mod+ve	Potential opportunity to address improving health facilities and access to green space
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Neut	Unlikely to have a significant effect in relation to this objective.
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Neut	Unlikely to have a significant effect in relation to this objective.
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Min +ve	Ensure policy is supported by design standards
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Not related	No relationship

18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Not related	No relationship
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"> - 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. 	Neut	Link policy with green infrastructure
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Min+ve	Protects and controls development in centres
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Min+ve	Protects areas of historic importance by controlling development

22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Mod+ve	Promotes development in sustainable locations with sustainable transport
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Neut	Potential to link with design standards
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Neut	Ensure design incorporates water sensitive design measures such as SuDS

Alternative approach: No specific policy regarding these facilities, rely solely on the NPPF when assessing development proposals.

This option was not subject to SA as it was not considered a reasonable alternative. In line with the NPPF, the Council must promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres/ local characteristics.

Obj No	Sustainability Objectives	Appraisal Rationale	Policy/site/Objective being appraised? Retail and Town Centres Option: Offices	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Mod+ve	Will improve access to office based employment in key centres
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Mod+ve	Will improve access to office based employment in key centres
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Maj+ve	Will improve attractiveness of key centres, especially in terms of office development
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Neut	Unlikely to have a significant effect in relation to this objective.
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Min+ve	Locates office employment close to housing
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider polices that require sufficient land to be allocated to	Not related	No relationship

		<p>encourage self-sufficiency in waste management and processing within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Neut	Opportunity to promote this for office development
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Neut	Opportunity to promote this for office development
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"> - Consider whether policies promote sustainable travel. 	Mod+ve	Locates in sustainable centres
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Neut	Unlikely to have a significant effect in relation to this objective.

Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and polices assist in moderating the amount of inward and outward commuting.	Min+ve	Creating office districts
12	To provide an environment that helps retain well-educated members of the work force.	- Whether polices contribute towards the retention of mobile professionals.	Mod+ve	Can help provide a range of office space
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"> - Whether polices improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty. 	Neut	Potential opportunity to address improving health facilities and access to green space
14	To create opportunities for the community to reduce levels of obesity.	- Whether polices encourage developers to contribute towards local recreational areas such as green gyms	Not related	No relationship
15	To enable vulnerable people to live independently.	- 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.	Not related	No relationship
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether polices require the designing out crime for new development.	Neut	Unlikely to have a significant effect in relation to this objective.
Environmental Sustainability				

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"> - Whether policies and site allocations protect areas of peat from direct and indirect impacts. 	Not related	No relationship
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Not related	No relationship
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"> - 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. 	Neut	Link policy with green infrastructure
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Neut	Unlikely to have a significant effect in relation to this objective.
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. 	Neut	Protects areas of historic importance by controlling development

		- How policies affect the historic environment.		
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Mod+ve	Promotes development in sustainable locations with sustainable transport
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Not related	No relationship
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Not related	No relationship

Alternative approach: Be more flexible to secure investment in available and accessible locations.

This option was not subject to SA as it was not considered a reasonable alternative as it did not comply with the Town Centre first approach in the NPPF.

Obj No	Sustainability Objectives	Appraisal Rationale	Telecommunications and Broadband	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	<ul style="list-style-type: none">- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Mod+ve	Encourages economic development through improved communications.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	<ul style="list-style-type: none">- Improving the ability of people to access employment, education and training opportunities.	Maj+ve	Easier assess to training and education through improved access.
3	To ensure an appropriate supply of employment land and starter business premises.	<ul style="list-style-type: none">- To deliver employment land attractive to inward investment and also provide for a range of business units.	Min+ve	Improves the attractiveness of land to developers
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	<ul style="list-style-type: none">- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population- Provision being made for travellers & gypsies.	Not related	No relationship
5	Locate housing in areas with good accessibility to employment, services and amenities.	<ul style="list-style-type: none">- Extent to which housing sites are served by sustainable transport modes.	Not related	No relationship
Resource Management & Material Assets				
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">- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL.- Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing	Not related	No relationship

		<p>within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship
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"> - Consider whether policies promote sustainable travel. 	Min+ve	Improves the ability to work from home
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Not related	No relationship
Sustainable Communities				

11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Mod+ve	Good connectivity means there is the ability to work from anywhere.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Mod+ve	Good connectivity means there is the ability to work from anywhere.
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Neut	Could potentially encourage an inactive lifestyle.
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not related	No relationship
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Min+ve	Due to improving communications
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Not related	No relationship
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Not related	No relationship

18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Not related	No relationship
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"> - 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. 	Not related	No relationship
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Not related	No relationship
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Neut	Controls to the development in historic areas would be needed

22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Mod+ve	Less need to travel due to better communications
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Not related	No relationship
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Not related	No relationship

Alternative approach: No specific local policy regarding telecommunications development and rely solely on the NPPF when assessing development proposals.

This option was not subject to SA as it was not considered a reasonable alternative. In line with the NPPF, the Council should support the expansion of electronic communications networks, including telecommunications and high speed broadband.

Obj No	Sustainability Objectives	Appraisal Rationale	Tourism 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	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Not related	No relationship
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Min+ve	Generation of jobs as part of tourism development.
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Not related	No relationship
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Not related	No relationship
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Not related	No relationship
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL.	Not related	No relationship

		<ul style="list-style-type: none"> - Consider policies that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing within housing and commercial development. - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship
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"> - Consider whether policies promote sustainable travel. 	Not related	No relationship

10	To work with other service providers to enable the timely provision of community facilities to accord with the delivery of new houses.	- Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres.	Not related	No relationship
Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Not related	No relationship
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Min+ve	Provision of local tourism facilities will help retain mobile professionals.
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Not related	No relationship
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not related	No relationship
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not related	No relationship

16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether polices require the designing out crime for new development.	Not related	No relationship
Environmental Sustainability				
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.	- Whether polices and site allocations protect areas of peat from direct and indirect impacts.	Min+ve	Development is directed away from the Weald Moors
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether polices enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Neut	Final policy to include consideration of ecological designations and species when considering tourism development
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.	- 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.	Min+ve	Promotion of green infrastructure as a leisure tourism asset.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether polices maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which polices may directly or indirectly affect the special qualities of the AONB. 	Neut	As long as safeguards in place to ensure no negative impacts on landscape quality.

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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Neut	As long as safeguards in place to ensure no negative impacts on historic quality.
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<ul style="list-style-type: none"> - Whether policies and site allocations contribute towards reducing emissions. 	Not related	No relationship
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"> - Extent to which policies promote building form and layout that aid adaptation. 	Not related	No relationship
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"> - Whether policies deliver a reduction in flood risk. 	Not related	No relationship

Obj No	Sustainability Objectives	Appraisal Rationale	Tourism 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	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Min+ve	Enhanced access to tourism facilities across the borough would reduce rural isolation.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Min+ve	Generation of jobs as part of tourism development.
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Not related	No relationship
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Not related	No relationship
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Not related	No relationship
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL.	Not related	No relationship

		<ul style="list-style-type: none"> - Consider policies that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing within housing and commercial development. - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship
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"> - Consider whether policies promote sustainable travel. 	Not related	No relationship

10	To work with other service providers to enable the timely provision of community facilities to accord with the delivery of new houses.	- Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres.	Min+ve	Locating tourism closer to where people live likely to have a positive impact in access terms.
Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Not related	No relationship
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Min-ve	If business tourism is dispersed across the borough it could result in a weaker offer.
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"> - Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty. 	Not related	No relationship
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not related	No relationship
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not related	No relationship

16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether polices require the designing out crime for new development.	Not related	No relationship
Environmental Sustainability				
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.	- Whether polices and site allocations protect areas of peat from direct and indirect impacts.	Min-ve	Dispersed development may impact the Weald Moors, but with adequate safeguards this could be mitigated against.
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether polices enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Neut	Final policy to include consideration of ecological designations and species when considering tourism development
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.	- 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.	Min+ve	Promotion of green infrastructure as a leisure tourism asset.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether polices maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which polices may directly or indirectly affect the special qualities of the AONB. 	Neut	As long as safeguards in place to ensure no negative impacts on landscape quality.

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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Neut	As long as safeguards in place to ensure no negative impacts on historic quality.
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<ul style="list-style-type: none"> - Whether policies and site allocations contribute towards reducing emissions. 	Not related	No relationship
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"> - Extent to which policies promote building form and layout that aid adaptation. 	Not related	No relationship
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"> - Whether policies deliver a reduction in flood risk. 	Not related	No relationship

Option 24: ‘an alternative approach would be to have no local policies for the future development of business and leisure tourism and rely solely on the *National Planning Policy Framework* when assessing development proposals’

This option was not subject to SA as it was not considered a reasonable alternative. In line with the NPPF, the Council should allocate a range of suitable sites to meet tourism needs as well as support sustainable rural tourism.

Obj No	Sustainability Objectives	Appraisal Rationale	Culture 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	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Not related	No relationship
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Min+ve	Provision of educational facilities and opportunities
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Not related	No relationship
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Not related	No relationship
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Neut	Provision of cultural facilities close to where people live would make them more accessible
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL.	Not related	No relationship

		<ul style="list-style-type: none"> - Consider policies that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing within housing and commercial development. - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship
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"> - Consider whether policies promote sustainable travel. 	Min+ve	Provision of facilities in new communities will make them accessible for a wide range of people.

10	To work with other service providers to enable the timely provision of community facilities to accord with the delivery of new houses.	- Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres.	Min+ve	Provision of facilities in new communities will make them accessible for a wide range of people.
Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Not related	No relationship
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Mod+ve	Provision of high quality cultural facilities is likely to attract people to live in the borough.
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"> - Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty. 	Neut	Provision of cultural facilities can improve residents mental health.
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not related	No relationship
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not related	No relationship

16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether polices require the designing out crime for new development.	Not related	No relationship
Environmental Sustainability				
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.	- Whether polices and site allocations protect areas of peat from direct and indirect impacts.	Not related	No relationship
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether polices enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Not related	No relationship
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.	- 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.	Not related	No relationship
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether polices maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which polices may directly or indirectly affect the special qualities of the AONB. 	Not related	No relationship

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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Min+ve	Policy would ensure protection of key cultural assets (many of which will be historical).
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<ul style="list-style-type: none"> - Whether policies and site allocations contribute towards reducing emissions. 	Not related	No relationship
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"> - Extent to which policies promote building form and layout that aid adaptation. 	Not related	No relationship
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"> - Whether policies deliver a reduction in flood risk. 	Not related	No relationship

Option 25: ‘An alternative approach would be to have no local policies regarding these facilities and rely solely on the *National Planning Policy Framework* when assessing development proposals’

This option was not subject to SA as it was not considered a reasonable alternative. In line with the NPPF, the Council should protect cultural heritage as well as plan positively for the provision of cultural facilities.

Obj No	Sustainability Objectives	Appraisal Rationale	Climate Change and Energy Option: Use of whole Code for Sustainable homes and BREEAM ratings	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	<ul style="list-style-type: none">- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Mod+ve	Setting whole BREEAM and CfSH ratings may present an opportunity for developing a high value sustainable economy, associated with innovations in building materials and renewable energy. Operational costs associated with more sustainable developments may be reduced. However, if the whole rating puts a significant financial burden on businesses, it could have a detrimental effect on attracting businesses.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	<ul style="list-style-type: none">- Improving the ability of people to access employment, education and training opportunities.	Not related	No relationship
3	To ensure an appropriate supply of employment land and starter business premises.	<ul style="list-style-type: none">- To deliver employment land attractive to inward investment and also provide for a range of business units.	Not related	No relationship
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	<ul style="list-style-type: none">- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population- Provision being made for travellers & gypsies.	?	Application of the whole CfSH will ensure that all homes built are to a high sustainability standard. However, applying the whole code may impact upon the viability of delivering a range of housing types and different locations and particularly affordable homes.
5	Locate housing in areas with good accessibility to employment, services and amenities.	<ul style="list-style-type: none">- Extent to which housing sites are served by sustainable transport modes.	Mod+ve	The CfSH and BREEAM aim to reduce car use.
Resource Management & Material Assets				

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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider policies that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing within housing and commercial development. - 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. 	Mod+ve	The whole CfSH and BREEAM rating aims to reduce waste, and increase rates of reuse and recycling. A positive impact can be expected.
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Mod+ve	The whole CfSH and BREEAM rating may encourage the construction industry to use the most appropriate materials. A number of criteria relate to resource use and the use of materials.
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste 	Mod+ve	The whole CfSH and BREEAM rating addresses water usage and the disposal of water.

		water treatment plans to respond to additional flows.		
9	To make travel more reliable and efficient, as well as enhance access to jobs, education, healthcare, shops and leisure.	- Consider whether policies promote sustainable travel.	Mod+ve	CfSH and BREEAM aim to maximise the opportunities for the use of sustainable transport means, including walking, cycling and public transport provision, reducing car use.
10	To work with other service providers to enable the timely provision of community facilities to accord with the delivery of new houses.	- Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres.	Not related	No relationship
Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Not related	No relationship.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Mod+ve	Setting whole BREEAM and CfSH ratings may present an opportunity for developing a high value sustainable economy, associated with innovations in building materials and renewable energy. Operational costs associated with more sustainable developments may be reduced. However, if the whole rating puts a significant financial burden on businesses, it could have a detrimental effect on attracting businesses.
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling,	Mod+ve	Setting whole BREEAM and CfSH ratings for all developments may ensure a level of consistency and allow a greater number of people to enjoy the health benefits from applying

		<p>improve access to greenspace targeting those communities experiencing health inequalities.</p> <ul style="list-style-type: none"> - Whether housing policies deliver homes of a decent standard and minimise fuel poverty. 		different elements of the codes, including space and lighting.
14	To create opportunities for the community to reduce levels of obesity.	<ul style="list-style-type: none"> - Whether policies encourage developers to contribute towards local recreational areas such as green gyms 	Not related	No relationship
15	To enable vulnerable people to live independently.	<ul style="list-style-type: none"> - Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties. 	Not related	No relationship
16	To ensure urban design and layout contributes towards reducing the potential for crime.	<ul style="list-style-type: none"> - Whether policies require the designing out crime for new development. 	Mod+ve	The CfSH and BREEAM address safety and security.
Environmental Sustainability				
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"> - Whether policies and site allocations protect areas of peat from direct and indirect impacts. 	Not related	No relationship
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Mod+ve	The whole CfSH and BREEAM rating seeks to enhance biodiversity.
19	To deliver the quantity and quality of green infrastructure to help to maintain Telford & Wrekin as a good place to live	<ul style="list-style-type: none"> - Extent to which policies deliver the design and management of open and recreational space in which 	?	Insufficient Information

	and work and also to contribute to the health and wellbeing of the local population.	people of all ages feel safe and confident to use.		
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	?	In order to achieve BREEAM and CfSH levels the design of developments may be significantly different from those traditionally found. Innovative solutions may add to the diversity of the landscape but could be detrimental to the distinctiveness of the borough. Planning conditions should limit adverse impacts.
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	?	In order to achieve the BREEAM and CfSH levels the design of developments may be significantly different from those traditionally found, with potential for conflict in historic areas. Any adverse impacts could be mitigated through planning conditions.
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<ul style="list-style-type: none"> - Whether policies and site allocations contribute towards reducing emissions. 	Mod+ve	The whole CfSH and BREEAM rating addresses CO2 emissions. While emissions are targeted through other regimes such as building regulations, a whole rating approach which exceeds the requirements of part L of the building regulations will have a positive impact.
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"> - Extent to which policies promote building form and layout that aid adaptation. 	Maj+ve	Several CfSH and BREEAM criteria require measures which enhance the resilience of developments to the effects of climate change. Given that national climate change policy is focused upon mitigation, application

				of the whole rating presents an opportunity to address adaptation.
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Mod+ve	The CfSH and BREEAM addresses water usage and the management of surface, and the application of the whole ratings is likely to have a positive impact upon reducing flood risk.

There were two alternative options proposed in the S&O document for sustainable construction. It was determined that individual appraisals for each option would be unlikely to identify any significant differences between the nature and effects of options against the SA Framework; therefore one appraisal was produced.

Obj No	Sustainability Objectives	Appraisal Rationale	Climate Change and Energy Option: Where to deliver Renewable and Low Carbon Energy	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Mod+ve	A broad area and location identification approach may add a level of certainty to renewable energy development, with confidence in the industry enabling greater job opportunities to be created. As sites are utilised and the capacity of broad areas reached, the employment benefits associated with construction will be reduced.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Not related	No relationship
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Neut	By focussing development in specific areas and locations, the impact on employment land may be more significant in some areas than others.
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Not related	No relationship
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Not related	No relationship
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via	Not related	No relationship

		<p>evidence such as BREEAM and CEEQUAL.</p> <ul style="list-style-type: none"> - Consider policies that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing within housing and commercial development. - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship
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"> - Consider whether policies promote sustainable travel. 	Neut	By focussing development in specific areas and locations, the impact of transportation relating to construction

				and maintenance may be more significant in some areas than others. The overall impact is likely to be neutral.
10	To work with other service providers to enable the timely provision of community facilities to accord with the delivery of new houses.	- Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres.	Not related	No relationship
Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Not related	No relationship
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Mod+ve	A broad area and location identification approach may add a level of certainty to renewable energy development, with economic benefits. As sites are utilised and the capacity of broad areas reached, the impact upon the economy may be reduced.
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Neut	The identification of broad areas of opportunity may have the effect of intensifying development in some locations, and a reduction in development elsewhere. The overall impact upon health and well-being may be neutral.
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards	Not related	No relationship

		local recreational areas such as green gyms		
15	To enable vulnerable people to live independently.	- 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.	Not related	No relationship
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether polices require the designing out crime for new development.	Neut	The identification of broad areas of opportunity may have the effect of intensifying development in some locations, and a reducing the level of additional development elsewhere. The overall impact upon crime may be neutral.
Environmental Sustainability				
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.	- Whether polices and site allocations protect areas of peat from direct and indirect impacts.	Neut	The identification of broad areas of opportunity may have the effect of intensifying development in some locations, and a reduction in development elsewhere. While the adverse impacts of development should be minimised by the use of a criteria based approach, opportunity areas, which exclude the Weald area, may have the effect of offering them additional protection.
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	- Whether polices enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while	Neut	The identification of broad areas of opportunity may have the effect of intensifying development in some locations, and a reduction in development elsewhere. While the adverse impacts of development should be minimised by the use of a criteria based approach, opportunity areas, which exclude the borough's most valuable wildlife sites and

		not threatening ecological interests.		habitats, may have the effect of offering them additional protection.
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"> - 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. 	Neut	The identification of broad areas of opportunity may have the effect of intensifying development in some locations, and a reduction in development elsewhere. While the adverse impacts of development should be minimised by the use of a criteria based approach, opportunity areas, which exclude the borough's most valuable green infrastructure sites, may have the effect of offering them additional protection.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Mod+ve	The identification of broad areas of opportunity may have the effect of intensifying development in some locations, and a reducing the level of new development elsewhere. While the adverse impacts of development should be minimised by the use of a criteria based approach, opportunity areas, which exclude the borough's most distinctive landscapes may have the effect of offering them additional protection.
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Neut	The identification of broad areas of opportunity may have the effect of intensifying development in some locations, and a reduction in development elsewhere. Opportunity areas and locations would be established taking into consideration features and areas of historical or

				cultural value, so a neutral impact is likely to be expected.
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Neut	The identification of broad areas of opportunity and specific locations may influence where renewable energy and low carbon energy developments are located, they are not expected to increase the delivery of development. A neutral impact upon greenhouse gas emissions may be expected.
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Not related	No relationship
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Neut	The identification of broad areas of search and specific locations is not likely to have an impact upon flood risk.

Obj No	Sustainability Objectives	Appraisal Rationale	Climate Change and Energy Option: Criteria for Assessing Renewable and Low Carbon Energy Schemes	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Min+ve	As sites are utilised, the employment benefits associated with construction will be reduced.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Not related	No relationship
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Neut	The impact on employment land may be more significant in some areas than others.
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Not related	No relationship
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Not related	No relationship
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL.	Not related	No relationship

		<ul style="list-style-type: none"> - Consider policies that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing within housing and commercial development. - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship
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"> - Consider whether policies promote sustainable travel. 	Neut	The criteria aims to reduce the impact of transportation on communities and the environment.

10	To work with other service providers to enable the timely provision of community facilities to accord with the delivery of new houses.	- Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres.	Not related	No relationship
Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Not related	No relationship
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Min+ve	As sites are utilised, the impact upon the economy may be reduced
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"> - Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty. 	Neut	The use of the above criterion will seek to ensure any adverse impacts upon health and well-being are minimised. Other impacts can be minimised by the use of planning conditions.
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not related	No relationship
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not related	No relationship

16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether polices require the designing out crime for new development.	Neut	Impacts may be minimised by the use of planning conditions.
Environmental Sustainability				
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.	- Whether polices and site allocations protect areas of peat from direct and indirect impacts.	Neut	The use of the above criterion will seek to ensure that any adverse impacts upon the Weald area are minimised.
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether polices enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Neut	The use of the above criterion will seek to ensure that any adverse impacts upon the borough's designated and non-designated nature conservation sites, habitats and species are minimised.
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.	- 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.	Neut	The use of the above criterion will seek to ensure that any adverse impacts upon the green infrastructure are minimised.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether polices maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which polices may directly or indirectly affect the special qualities of the AONB. 	Min+ve	The use of the above criterion will seek to ensure any adverse impacts upon the quality and distinctiveness of the landscape are minimised.

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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Neut	The use of the above criterion will seek to ensure any adverse impacts upon the borough's cultural heritage is minimised.
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<ul style="list-style-type: none"> - Whether policies and site allocations contribute towards reducing emissions. 	Mod-ve	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.
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"> - Extent to which policies promote building form and layout that aid adaptation. 	Not related	No relationship
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"> - Whether policies deliver a reduction in flood risk. 	Neut	The criterion does not directly address flood risk. The risk of flood risk may be minimised by the use of planning conditions.

Obj No	Sustainability Objectives	Appraisal Rationale	Climate Change and Energy Option: Vary targets by location, size or development type	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Maj+ve	By varying whole code levels depending on viability, may have a positive economic impact allowing businesses to be more competitive. This approach may enable businesses and jobs to be created in the least economically successful parts of the borough, and rural areas, as well as the most successful centres.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Not related	No relationship
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Not related	No relationship
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Maj+ve	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. While the economic recovery is fragile, the impact of this approach may be most significant in the short term.
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Mod+ve	Varying whole code and BREEAM levels will mean that the impact of the policy will differ between

				developments, and different locations. However the application of CFSH and BREEAM should have a positive impact on transport, reducing the use of the private car.
Resource Management & Material Assets				
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider policies that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing within housing and commercial development. - 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. 	Mod+ve	Varying whole CFSH and BREEAM levels will mean that the impact of the policy will differ between developments, and different locations. However, a positive impact upon waste can be expected.
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Mod+ve	Varying whole code and BREEAM levels will mean that the impact of the policy will differ between developments, and different locations. However the application of CFSH and BREEAM should have a positive impact on this objective.

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"> - Extent to which polices include measures that require developers to demonstrate how they have reduced water demand. - Extent to which polices sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Mod+ve	Varying whole code and BREEAM levels will mean that the impact of the policy will differ between developments, and different locations. However the application of CFSH and BREEAM should have a positive impact upon water resources.
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"> - Consider whether polices promote sustainable travel. 	Mod+ve	Varying whole code and BREEAM levels will mean that the impact of the policy will differ between developments, and different locations. However the application of CFSH and BREEAM should have a positive impact on transport reducing the use of the private car.
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Not related	No relationship
Sustainable Communities				
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"> - Extent to which housing, employment and transport and polices assist in moderating the amount of inward and outward commuting. 	Not related	No relationship
12	To provide an environment that helps retain well-educated members of the work force.	<ul style="list-style-type: none"> - Whether polices contribute towards the retention of mobile professionals. 	Maj+ve	By varying whole code levels depending on viability, may have a positive economic impact allowing businesses to be more competitive. This approach may enable businesses and jobs to be created in the least economically successful parts of the

				borough, and rural areas, as well as the most successful centres.
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"> - Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty. 	?	Varying BREEAM and CFS levels may enable developments with viability concerns to be completed. This could enable more development to be achieved. However the greater health and well-being benefits may not be felt in locations where lower standards are required.
14	To create opportunities for the community to reduce levels of obesity.	<ul style="list-style-type: none"> - Whether policies encourage developers to contribute towards local recreational areas such as green gyms 	Not related	No relationship
15	To enable vulnerable people to live independently.	<ul style="list-style-type: none"> - Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties. 	Not related	No relationship
16	To ensure urban design and layout contributes towards reducing the potential for crime.	<ul style="list-style-type: none"> - Whether policies require the designing out crime for new development. 	Mod+ve	Varying whole code and BREEAM levels will mean that the impact of the policy will differ between developments in different locations. However the application of CFSH and BREEAM should deliver safer communities overall.
Environmental Sustainability				
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"> - Whether policies and site allocations protect areas of peat from direct and indirect impacts. 	Not related	No relationship

18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Mod+ve	Varying whole code and BREEAM levels will mean that the impact of the policy will differ between developments, and different locations. However the application of CFSH and BREEAM should have a positive impact upon biodiversity.
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"> - 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. 	?	Insufficient Information.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	?	In order to achieve the BREEAM and CFSH levels the design of developments may be significantly different from those traditionally found. Varying the level required will mean the impacts upon diversity and distinctiveness may differ between locations, and types and size of developments. Any adverse impacts could be mitigated through planning conditions.
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	?	In order to achieve the BREEAM and CFSH levels the design of developments may be significantly different from those traditionally found in some areas of the borough, with potential for conflict in historic areas. Varying the level required will mean the level of conflict may differ

				between locations. Any adverse impacts could be mitigated through planning conditions.
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	?	Varying whole CFSH and BREEAM levels will mean that the impact of the policy will differ between developments, and different locations. The application of part L of the building regulations will mean that there are no negative impacts upon emissions.
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Maj+ve	Varying whole code and BREEAM levels will mean that the impact of the policy will differ between developments in different locations. However the application of CFSH and BREEAM should enhance the resilience of developments to the effects of climate change overall.
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Mod+ve	Varying whole code and BREEAM levels will mean that the impact of the policy will differ between developments in different locations. However the application of CFSH and BREEAM should reduce flood risk.

Obj No	Sustainability Objectives	Appraisal Rationale	Waste Option: Acceptability Criteria	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	<ul style="list-style-type: none">- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Neut	Unlikely to have a significant effect in relation to this objective.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	<ul style="list-style-type: none">- Improving the ability of people to access employment, education and training opportunities.	Neut	Unlikely to have a significant effect in relation to this objective.
3	To ensure an appropriate supply of employment land and starter business premises.	<ul style="list-style-type: none">- To deliver employment land attractive to inward investment and also provide for a range of business units.	Neut	Unlikely to have a significant effect in relation to this objective.
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	<ul style="list-style-type: none">- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population- Provision being made for travellers & gypsies.	Not related	No relationship
5	Locate housing in areas with good accessibility to employment, services and amenities.	<ul style="list-style-type: none">- Extent to which housing sites are served by sustainable transport modes.	Not related	No relationship
Resource Management & Material Assets				
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">- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL.- Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing	Neut	Unlikely to have a significant effect in relation to this objective.

		<p>within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Neut	Unlikely to have a significant effect in relation to this objective.
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Neut	Unlikely to have a significant effect in relation to this objective.
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"> - Consider whether policies promote sustainable travel. 	Mod+ve	The criteria should help to ensure that any potential adverse effects on communities and the environment from transportation associated with new or enhanced waste facilities are minimised.
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"> - Extent to which plans address current and emerging need for 	Neut	Unlikely to have a significant effect in relation to this objective.

		community facilities, i.e. hospitals, schools, community centres.		
Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Not related	No relationship
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Not related	No relationship
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"> - Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty. 	Mod+ve	The acceptability criteria is likely to have a positive effect in terms of ensuring the environmental effects from a proposed waste facility on residents are not unacceptable.
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not related	No relationship
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not related	No relationship
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Neut	Unlikely to have a significant effect in relation to this objective.
Environmental Sustainability				

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"> - Whether policies and site allocations protect areas of peat from direct and indirect impacts. 	Mod+ve	The criteria should help to ensure that any potential adverse effects are mitigated and that opportunities for enhancement are taken. The impact would depend on the exact location of the proposed development.
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Mod+ve	The criteria should help to ensure that any potential adverse effects are mitigated and that opportunities for enhancement are taken. The impact would depend on the exact location of the proposed development.
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"> - 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. 	Mod+ve	The criteria should help to ensure that any potential adverse effects are mitigated and that opportunities for enhancement are taken. The impact would depend on the exact location of the proposed development.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Mod+ve	The criteria should help to ensure that landscape character and scenic quality are protected and that opportunities for enhancement are taken, including whether the scaling and mass of the development is appropriate to its location.

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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Mod+ve	The criteria should help to ensure that any potential adverse effects are mitigated.
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<ul style="list-style-type: none"> - Whether policies and site allocations contribute towards reducing emissions. 	Neut	Unlikely to have a significant effect in relation to this objective.
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"> - Extent to which policies promote building form and layout that aid adaptation. 	Neut	Unlikely to have a significant effect in relation to this objective.
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"> - Whether policies deliver a reduction in flood risk. 	Neut	Unlikely to have a significant direct effect in relation to this objective.

Obj No	Sustainability Objectives	Appraisal Rationale	Waste Option: Types of Location	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	<ul style="list-style-type: none">- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Mod+ve	This should assist in directing waste management to appropriate locations and will support the rural economy and farm diversification where appropriate facilities of an appropriate scale are proposed.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	<ul style="list-style-type: none">- Improving the ability of people to access employment, education and training opportunities.	Neut	Unlikely to have a significant effect in relation to this objective.
3	To ensure an appropriate supply of employment land and starter business premises.	<ul style="list-style-type: none">- To deliver employment land attractive to inward investment and also provide for a range of business units.	Neut	Unlikely to create any significant effects in relation to this objective as the issue is dealing with the location of development rather than numbers of sites or the level of development.
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	<ul style="list-style-type: none">- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population- Provision being made for travellers & gypsies.	Not related	No relationship
5	Locate housing in areas with good accessibility to employment, services and amenities.	<ul style="list-style-type: none">- Extent to which housing sites are served by sustainable transport modes.	Not related	No relationship
Resource Management & Material Assets				
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">- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL.- Consider polices that require sufficient land to be allocated to	Maj+ve	This approach should support new or enhanced waste facilities that will in turn assist in increasing rates of waste recycling and recovery.

		<p>encourage self-sufficiency in waste management and processing within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Neut	Unlikely to have a significant effect in relation to this objective.
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Neut	Depends on location. Impacts can be mitigated through planning conditions and other environmental regulations.
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"> - Consider whether policies promote sustainable travel. 	Mod+ve	This option would help support the existing distribution of waste facilities. This distribution 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.
10	To work with other service providers to enable the timely provision of community facilities to accord with the delivery of new houses.	- Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres.	Neut	Unlikely to have a significant effect in relation to this objective.
Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Not related	No relationship
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Not related	No relationship
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Neut	Unlikely to have a significant effect in relation to this objective.
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not related	No relationship
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not related	No relationship

16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Neut	Unlikely to have a significant effect in relation to this objective.
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	?	The impact would depend on the exact location of the proposed development. Encouraging development at current sites and employment land could limit the effects as the acceptability of developments at these will have already been assessed to some degree.
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	?	The impact would depend on the exact location of the proposed development. Encouraging development at current sites and employment land could limit the effects as the acceptability of developments at these will have already been assessed to some degree.
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.	- 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.	?	The impact would depend on the exact location of the proposed development. Encouraging development at current sites and employment land could limit the effects as the acceptability of developments at these will have already been assessed to some degree.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	- Consider whether policies maintain and enhance the landscape	?	The impact would depend on the exact location of the proposed development. Encouraging

		<p>quality, including historic landscape features.</p> <ul style="list-style-type: none"> - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 		development at current sites and employment land could limit the effects as the acceptability of developments at these will have already been assessed to some degree.
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	?	The impact would depend on the exact location of the proposed development. Encouraging development at current sites and employment land could limit the effects as the acceptability of developments at these will have already been assessed to some degree.
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<ul style="list-style-type: none"> - Whether policies and site allocations contribute towards reducing emissions. 	Neut	Unlikely to have a significant effect in relation to this objective.
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"> - Extent to which policies promote building form and layout that aid adaptation. 	Neut	Unlikely to have a significant effect in relation to this objective.
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"> - Whether policies deliver a reduction in flood risk. 	Neut	Unlikely to have a significant effect in relation to this objective.

Obj No	Sustainability Objectives	Appraisal Rationale	Water Option: Flood Risk	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which policies enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Not related	No relationship
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Not related	No relationship
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Min+ve	Improves attractiveness of employment land
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which policies address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Neut	Unlikely to have a significant effect in relation to this objective.
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Neut	Unlikely to have a significant effect in relation to this objective.
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider policies that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing	Not related	No relationship

		<p>within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Min+ve	Ensure water sensitive urban design is factored into flood risk zones
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"> - Consider whether policies promote sustainable travel. 	Neut	Unlikely to have a significant effect in relation to this objective.
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Neut	Unlikely to have a significant effect in relation to this objective.
Sustainable Communities				

11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Neut	Unlikely to have a significant effect in relation to this objective.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Min+ve	Ensures development is located in appropriate areas
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Neut	Unlikely to have a significant effect in relation to this objective.
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Neut	Unlikely to have a significant effect in relation to this objective.
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not related	No relationship
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Not related	No relationship
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Not related	No relationship

18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Neut	Unlikely to have a significant effect in relation to this objective.
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"> - 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. 	Min+ve	Opportunity for retention of areas of green infrastructure importance
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Mod+ve	Helps manage the landscape effects of development
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Min+ve	Helps protect areas

22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Neut	Unlikely to have a significant effect in relation to this objective.
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Maj+ve	Ensures this policy promotes building form and layout as well as location
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Maj+ve	Policy ensures reduction in flood risk

Obj No	Sustainability Objectives	Appraisal Rationale	Water Option: SuDS	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Neut-	Unlikely to have a significant effect in relation to this objective.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Neut-	Unlikely to have a significant effect in relation to this objective.
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Min+ve	SuDS features will improve attractiveness of employment land
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Neut-	Unlikely to have a significant effect in relation to this objective.
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Neut-	Unlikely to have a significant effect in relation to this objective.
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing	Min+ve	Potential to achieve greater sustainable water management beyond merely SuDS

		<p>within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Neut-	Unlikely to have a significant effect in relation to this objective.
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Mod+ve	Potential for major positive effect
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"> - Consider whether policies promote sustainable travel. 	Neut-	Unlikely to have a significant effect in relation to this objective.
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Neut-	Unlikely to have a significant effect in relation to this objective.
Sustainable Communities				

11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Neut-	Unlikely to have a significant effect in relation to this objective.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Min+ve	State of the art living
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Mod+ve	Would hopefully increase access to and improve use of and quality of greenspace
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Neut-	Unlikely to have a significant effect in relation to this objective.
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Neut-	Unlikely to have a significant effect in relation to this objective.
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Neut-	Unlikely to have a significant effect in relation to this objective.
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Mod+ve	Sustainable management of water reduces impact and pressure on ground water removal and protection

				<p>against development in vulnerable areas</p> <p>Could be Major positive effect with adoption SWUD</p>
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Min+ve	Could become Major positive effect if SWUD is adopted
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"> - 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. 	Min+ve	<p>Needs to be linked to the green infrastructure policy to maximise the benefits.</p> <p>Opportunity for a Blue Infrastructure policy</p> <p>NB unresolved issues relating to SAB (SuDS Approval Body) – Gov. Proposal expected spring 2014</p>
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. 	Min+ve	Will improve quality of landscape and minimise affects of development

		<ul style="list-style-type: none"> - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 		
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Min+ve	Using more sustainable measures are less engineering intrusive and less demanding
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<ul style="list-style-type: none"> - Whether policies and site allocations contribute towards reducing emissions. 	Min+ve	Phasing and locating development close to water resources reduces energy consumption and using sustainable water management reduces reliance on heavy engineering to sustain it. Policy could go forward but restricted on viability
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"> - Extent to which policies promote building form and layout that aid adaptation. 	Mod+ve	Policy could increase its contribution to this issue and link to other policy ie. further promote the importance of considering climate change
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"> - Whether policies deliver a reduction in flood risk. 	Maj+ve	Flood risk is the most critical issue of the existing policy

Obj No	Sustainability Objectives	Appraisal Rationale	Water Option: Water Supply Network	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Neut	Unlikely to have a significant effect in relation to this objective.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Neut	Unlikely to have a significant effect in relation to this objective.
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Mod+ve	Help ensure employment land is delivered with good water supply and capacity
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Neut	Unlikely to have a significant effect in relation to this objective.
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Neut	Unlikely to have a significant effect in relation to this objective.
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider polices that require sufficient land to be allocated to	Not related	No relationship

		<p>encourage self-sufficiency in waste management and processing within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Min+ve	Opportunity to use sustainable construction techniques to help alleviate problems of water supply and capacity.
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Maj+ve	Objective is at the heart of the policy option
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"> - Consider whether policies promote sustainable travel. 	Neut	Unlikely to have a significant effect in relation to this objective.
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Neut	Ensure water services are part of the wider objective of delivering adequate community facilities

Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and polices assist in moderating the amount of inward and outward commuting.	Neut	Unlikely to have a significant effect in relation to this objective.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether polices contribute towards the retention of mobile professionals.	Min+ve	Ensure policy promotes a sustainable water environment that may help attract well-educated members of the workforce
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether polices improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Min+ve	May help provide better standard housing with better quality water and sewerage facilities
14	To create opportunities for the community to reduce levels of obesity.	- Whether polices encourage developers to contribute towards local recreational areas such as green gyms	Not related	Unlikely to have a significant effect in relation to this objective.
15	To enable vulnerable people to live independently.	- 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.	Not related	Unlikely to have a significant effect in relation to this objective.
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether polices require the designing out crime for new development.	Not related	Unlikely to have a significant effect in relation to this objective.
Environmental Sustainability				

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"> - Whether policies and site allocations protect areas of peat from direct and indirect impacts. 	Min+ve	May help in controlling the location of development away from sensitive areas.
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Neut	May help protect these areas
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"> - 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. 	Neut	Opportunity to link policy with green infrastructure objectives
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Min+ve	Policy through its very nature helps protect landscape quality.
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. 	Neut	Unlikely to have a significant effect in relation to this objective.

		- How policies affect the historic environment.		
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Neut	Unlikely to have a significant effect in relation to this objective.
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Mod+ve	Opportunity to specify that development and phasing is adaptable to climate change.
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Mod+ve	Recommendations for development should reduce as well as prevent flood risk.

Obj No	Sustainability Objectives	Appraisal Rationale	Minerals Option: Sand and Gravel 1(a)	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	<ul style="list-style-type: none">- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Not related	Not relevant to specific community groups
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	<ul style="list-style-type: none">- Improving the ability of people to access employment, education and training opportunities.	Min-ve	There may be some employment generated from sand and gravel extraction. Allocation in Shropshire will reduce access to these opportunities.
3	To ensure an appropriate supply of employment land and starter business premises.	<ul style="list-style-type: none">- To deliver employment land attractive to inward investment and also provide for a range of business units.	Not related	Not relevant to the supply of employment land. Allocation in Shropshire won't affect this.
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	<ul style="list-style-type: none">- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population- Provision being made for travellers & gypsies.	Not related	No clear relationship identified
5	Locate housing in areas with good accessibility to employment, services and amenities.	<ul style="list-style-type: none">- Extent to which housing sites are served by sustainable transport modes.	Not related	No clear relationship identified
Resource Management & Material Assets				
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">- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL.- Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste	Not related	No clear relationship identified

		<p>management and processing within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Min-ve	Primary aggregates would be sought in Shropshire rather than T&W. Secondary aggregates aren't covered – the policy option should emphasise the use of secondary aggregates in order to achieve a positive score.
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No clear relationship identified
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"> - Consider whether policies promote sustainable travel. 	Min-ve	Allocation in Shropshire is likely to reduce access to related jobs from within Telford & Wrekin.
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Not related	No clear relationship identified
Sustainable Communities				

11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Min-ve	Not allocating sites in T&W means no local job creation and travel to work will be greater.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Not related	No clear relationship identified
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Not related	No clear relationship identified
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not related	No clear relationship identified
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not related	No clear relationship identified
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Not related	No clear relationship identified
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Min+ve	No allocation in Telford & Wrekin means that there will be no impact on the Weald Moors.

18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Min+ve	No allocation in Telford & Wrekin means that there will be no impact on ecological sites.
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"> - 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. 	Min+ve	No allocation in Telford & Wrekin means that there will be no impact on green infrastructure.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Maj+ve	No allocation in Telford & Wrekin means that there will be no impact on the landscape. This is a major positive score because extraction can have a major impact on landscape.
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Min+ve	No allocation in Telford & Wrekin means that there will be no impact on heritage.

22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Not related	No clear relationship identified
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Not related	No clear relationship identified
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Not related	No clear relationship identified

Obj No	Sustainability Objectives	Appraisal Rationale	Minerals Option: Sand and Gravel 1(b)	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Not Related	Not relevant to specific community groups
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Min+ve	Allocating sites within Telford & Wrekin would increase employment opportunities
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Not Related	Allocation of extraction land would not affect employment land supply.
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Not Related	No clear relationship identified
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Not Related	No clear relationship identified
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider polices that require sufficient land to be allocated to	Not Related	No clear relationship identified

		<p>encourage self-sufficiency in waste management and processing within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Mod- ve	Primary aggregates would be sought in T&W. Secondary aggregates aren't covered but a revised policy option should emphasise the use of secondary aggregates.
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not Related	No clear relationship identified
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"> - Consider whether policies promote sustainable travel. 	Not Related	No clear relationship identified
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Not Related	No clear relationship identified

Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and polices assist in moderating the amount of inward and outward commuting.	Min+ve	Allocating sites in T&W means potential local job creation and travel to work will be shorter.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether polices contribute towards the retention of mobile professionals.	Not Related	No clear relationship identified
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether polices improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Not Related	No clear relationship identified
14	To create opportunities for the community to reduce levels of obesity.	- Whether polices encourage developers to contribute towards local recreational areas such as green gyms	Not Related	No clear relationship identified
15	To enable vulnerable people to live independently.	- 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.	Not Related	No clear relationship identified
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether polices require the designing out crime for new development.	Not Related	No clear relationship identified
Environmental Sustainability				

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"> - Whether policies and site allocations protect areas of peat from direct and indirect impacts. 	Neut	No specific allocations are identified at this stage. Potential allocations should be assessed for their impact on the Weald Moors. This objective will need to be addressed at draft plan stage.
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Neut	No specific allocations are identified at this stage. Potential allocations should be assessed for their impact on biodiversity. This objective will need to be addressed at draft plan stage.
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"> - 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. 	Neut	No specific allocations are identified at this stage. Potential allocations should be assessed for their impact on green infrastructure. This objective will need to be addressed at draft plan stage.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Mod- ve	Any extraction will have an impact on the landscape. Safeguards will need to be incorporated into policy, e.g. to ensure the use of appropriate planning conditions.
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"> - Whether policies promote conservation or enhancement and 	Neut	No specific allocations are identified at this stage. Potential allocations should be assessed for their impact on the

		access to sites of geological importance. - How policies affect the historic environment.		historic environment. This objective will need to be addressed at draft plan stage.
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Not Related	No clear relationship identified
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Not Related	No clear relationship identified
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Min-ve	Greenfield run off rates should be maintained or improved through safeguards in policy and planning conditions.

Obj No	Sustainability Objectives	Appraisal Rationale	Minerals option: Crushed Rock 2(a)	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	<ul style="list-style-type: none">- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Not Related	Not relevant to specific community groups
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	<ul style="list-style-type: none">- Improving the ability of people to access employment, education and training opportunities.	Neut	There will be no change in where job opportunities exist.
3	To ensure an appropriate supply of employment land and starter business premises.	<ul style="list-style-type: none">- To deliver employment land attractive to inward investment and also provide for a range of business units.	Neut	There will be no effect on the supply of employment land and premises
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	<ul style="list-style-type: none">- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population- Provision being made for travellers & gypsies.	Not Related	No clear relationship identified
5	Locate housing in areas with good accessibility to employment, services and amenities.	<ul style="list-style-type: none">- Extent to which housing sites are served by sustainable transport modes.	Not Related	No clear relationship identified
Resource Management & Material Assets				
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">- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL.- Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing	Not Related	No clear relationship identified

		<p>within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Min+ve	There will be no further extraction of primary aggregates sought in Telford & Wrekin, although it is unclear if this option would include the future expansion of Leaton Quarry – this should be clarified. Secondary aggregates aren't covered so this should be included in a revised policy option.
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not Related	No clear relationship identified
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"> - Consider whether policies promote sustainable travel. 	Not Related	No clear relationship identified
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Not Related	No clear relationship identified
Sustainable Communities				

11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Neut	There will be no further local job creation (unless this policy option includes the future expansion of Leaton Quarry). Travel to work will stay about the same.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Not Related	No clear relationship identified
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Not Related	No clear relationship identified
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not Related	No clear relationship identified
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not Related	No clear relationship identified
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Not Related	No clear relationship identified
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Maj+ve	As there will be no further allocations for crushed rock extraction there will be no impact on Weald Moors

18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Mod+ve	As there will be no further allocations for crushed rock extraction there will be no impact on ecology – assuming that there is also no further expansion of Leaton Quarry. If there is to be future expansion then appropriate safeguards should be incorporated in to the draft plan policy.
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"> - 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. 	Mod+ve	As there will be no further allocations for crushed rock extraction there will be no impact on green infrastructure – assuming that there is also no further expansion of Leaton Quarry. If there is to be future expansion then appropriate safeguards should be incorporated in to the draft plan policy.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Mod+ve	As there will be no further allocations for crushed rock extraction there will be no impact on landscape – assuming that there is also no further expansion of Leaton Quarry. If there is to be future expansion then appropriate safeguards should be incorporated in to the draft plan policy.
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. 	Mod+ve	As there will be no further allocations for crushed rock extraction there will be no impact on the historic environment – assuming that there is

		- How policies affect the historic environment.		also no further expansion of Leaton Quarry. If there is to be future expansion then appropriate safeguards should be incorporated in to the draft plan policy.
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Not Related	No clear relationship identified
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Not Related	No clear relationship identified
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Not Related	No clear relationship identified

Obj No	Sustainability Objectives	Appraisal Rationale	Minerals Option: Crushed Rock 2(b)	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	<ul style="list-style-type: none">- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Not Related	No clear relationship identified
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	<ul style="list-style-type: none">- Improving the ability of people to access employment, education and training opportunities.	Min+ve	Allocating further sites for crushed rock extraction within Telford & Wrekin would increase employment opportunities
3	To ensure an appropriate supply of employment land and starter business premises.	<ul style="list-style-type: none">- To deliver employment land attractive to inward investment and also provide for a range of business units.	Not Related	No clear relationship identified
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	<ul style="list-style-type: none">- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population- Provision being made for travellers & gypsies.	Not Related	No clear relationship identified
5	Locate housing in areas with good accessibility to employment, services and amenities.	<ul style="list-style-type: none">- Extent to which housing sites are served by sustainable transport modes.	Not Related	No clear relationship identified
Resource Management & Material Assets				
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">- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL.- Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing	Not Related	No clear relationship identified

		<p>within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Mod- ve	Primary aggregates would be sought in T&W. Secondary aggregates aren't covered but a revised policy option should emphasise the use of secondary aggregates.
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not Related	No clear relationship identified
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"> - Consider whether policies promote sustainable travel. 	Not Related	No clear relationship identified
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Not Related	No clear relationship identified
Sustainable Communities				

11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Min+ve	Allocating further sites in Telford & Wrekin means that there will be potential for job creation across more sites.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Not Related	No clear relationship identified
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Not Related	No clear relationship identified
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not Related	No clear relationship identified
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not Related	No clear relationship identified
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Not Related	No clear relationship identified
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Neut	No specific allocations are identified at this stage. Potential allocations should be assessed for their impact on the

				Weald Moors. This objective will need to be addressed at draft plan stage.
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Neut	No specific allocations are identified at this stage. Potential allocations should be assessed for their impact on biodiversity. This objective will need to be addressed at draft plan stage.
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"> - 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. 	Neut	No specific allocations are identified at this stage. Potential allocations should be assessed for their impact on green infrastructure. This objective will need to be addressed at draft plan stage.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Mod-ve	Any extraction will have an impact on the landscape. Safeguards will need to be incorporated into policy, e.g. to ensure the use of appropriate planning conditions.
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Neut	No specific allocations are identified at this stage. Potential allocations should be assessed for their impact on the historic environment. This objective will need to be addressed at draft plan stage.

22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Not Related	No clear relationship identified
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Not Related	No clear relationship identified
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Min-ve	Greenfield run off rates should be maintained or improved through safeguards in policy and planning conditions.

Obj No	Sustainability Objectives	Appraisal Rationale	Minerals Option: Local policy to ensure no adverse environmental effects from other mineral extraction 3(a)	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Not Related	Not relevant to specific community groups
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Not Related	No clear relationship identified
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Not Related	No clear relationship identified
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Not Related	No clear relationship identified
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Not Related	No clear relationship identified
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste	Min+ve	The current policy option wording does not reference this specifically but a locally adopted policy approach is more likely to apply more detail on relevant specific issues being experienced in Telford & Wrekin. If this policy approach is pursued then the drafted policy should include

		<p>management and processing within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		criteria on waste and landfill – or clearly link with the relevant policy.
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Min+ve	The current policy option wording does not reference this specifically but a locally adopted policy approach is more likely to apply more detail on relevant specific issues being experienced in Telford & Wrekin. If this policy approach is pursued then the drafted policy should include criteria on primary and secondary aggregates – or clearly link with the relevant policy.
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Min+ve	The current policy option wording does not reference this specifically but a locally adopted policy approach is more likely to apply more detail on relevant specific issues being experienced in Telford & Wrekin. If this policy approach is pursued then the drafted policy should include criteria on the demand for water resources and waste water treatment – or clearly link with the relevant policy.
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"> - Consider whether policies promote sustainable travel. 	Min+ve	The current policy option wording does not reference this specifically but a locally adopted policy approach is more likely to apply more detail on

				relevant specific issues being experienced in Telford & Wrekin. If this policy approach is pursued then the drafted policy should include criteria on how materials are transported – or clearly link with the relevant policy.
10	To work with other service providers to enable the timely provision of community facilities to accord with the delivery of new houses.	- Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres.	Not Related	No clear relationship identified
Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Neut	There are no specific proposals for job creation or travel to work.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Not Related	No clear relationship identified
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Min+ve	The current policy option wording does not reference this specifically but a locally adopted policy approach is more likely to apply more detail on relevant specific issues being experienced in Telford & Wrekin. If this policy approach is pursued then the drafted policy should include criteria on noise and air pollution – or clearly link with the relevant policy.
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not Related	No clear relationship identified

15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not Related	No clear relationship identified
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Not Related	No clear relationship identified
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Mod+ve	The supporting text states that no sites will be permitted for peat extraction, however this is not currently incorporated within the policy option wording. Detail on this would need to be added to the draft plan policy.
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Min+ve	The current policy option wording does not reference this specifically but a locally adopted policy approach is more likely to apply more detail on relevant specific issues being experienced in Telford & Wrekin. If this policy approach is pursued then the drafted policy should include criteria on ecology – or clearly link with the relevant policy.
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.	- 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.	Min+ve	The current policy option wording does not reference this specifically but a locally adopted policy approach is more likely to apply more detail on relevant specific issues being experienced in Telford & Wrekin. If this policy approach is pursued then the drafted policy should include

				criteria on green infrastructure – or clearly link with the relevant policy.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Min+ve	The current policy option wording does not reference this specifically but a locally adopted policy approach is more likely to apply more detail on relevant specific issues being experienced in Telford & Wrekin. If this policy approach is pursued then the drafted policy should include criteria on landscape – or clearly link with the relevant policy.
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Min+ve	The current policy option wording does not reference this specifically but a locally adopted policy approach is more likely to apply more detail on relevant specific issues being experienced in Telford & Wrekin. If this policy approach is pursued then the drafted policy should include criteria on heritage – or clearly link with the relevant policy.
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<ul style="list-style-type: none"> - Whether policies and site allocations contribute towards reducing emissions. 	Min+ve	The current policy option wording does not reference this specifically but a locally adopted policy approach is more likely to apply more detail on relevant specific issues being experienced in Telford & Wrekin. If this policy approach is pursued then the drafted policy should include criteria on transport and materials – or clearly link with the relevant policy.

23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Min+ve	The current policy option wording does not reference this specifically but a locally adopted policy approach is more likely to apply more detail on relevant specific issues being experienced in Telford & Wrekin. If this policy approach is pursued then the drafted policy should include criteria on adaptation – or clearly link with the relevant policy.
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Min+ve	The current policy option wording does not reference this specifically but a locally adopted policy approach is more likely to apply more detail on relevant specific issues being experienced in Telford & Wrekin. If this policy approach is pursued then the drafted policy should include criteria on flood risk – or clearly link with the relevant policy.

Obj No	Sustainability Objectives	Appraisal Rationale	Minerals Option: Rely on national policy to ensure no adverse environmental effects from other mineral extraction 3(b)	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Not Related	Not relevant to specific community groups
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Not Related	No clear relationship identified
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Not Related	No clear relationship identified
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Not Related	No clear relationship identified
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Not Related	No clear relationship identified
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste	Neut	National policy does not cover this with regard to mineral extraction

		<p>management and processing within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Min+ve	The NPPF has a standard approach in relation to this. This would be consistent with other areas of the country, although there wouldn't be locally specific detail.
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Min+ve	The NPPF has a standard approach in relation to this. This would be consistent with other areas of the country, although there wouldn't be locally specific detail.
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"> - Consider whether policies promote sustainable travel. 	Min+ve	The NPPF has a standard approach in relation to this. This would be consistent with other areas of the country, although there wouldn't be locally specific detail.
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"> - Extent to which plans address current and emerging need for 	Not Related	No clear relationship identified

		community facilities, i.e. hospitals, schools, community centres.		
Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Not Related	No clear relationship identified
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Not Related	No clear relationship identified
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"> - Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty. 	Min+ve	The NPPF has a standard approach in relation to this. This would be consistent with other areas of the country, although there wouldn't be locally specific detail.
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not Related	No clear relationship identified
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not Related	No clear relationship identified
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Not Related	No clear relationship identified
Environmental Sustainability				

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"> - Whether policies and site allocations protect areas of peat from direct and indirect impacts. 	Mod+ve	Section 13 of the NPPF states that new sites or extensions of existing sites for peat extraction should not be identified.
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Min+ve	The NPPF contains measures to protect and enhance sites and networks of ecological importance.
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"> - 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. 	Min+ve	The NPPF contains measures to protect and enhance green infrastructure.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Min+ve	The NPPF contains measures to protect and enhance landscape.
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. 	Min+ve	The NPPF contains measures to protect and enhance heritage.

		- How policies affect the historic environment.		
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Min+ve	The NPPF contains measures to control and reduce emissions.
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Min+ve	The NPPF contains measures to adapt to a changing climate.
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Min+ve	The NPPF contains measures to reduce flood risk.

Obj No	Sustainability Objectives	Appraisal Rationale	Minerals Option: Minerals Safeguarding Areas	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Not Related	Not relevant to specific community groups
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Not Related	No clear relationship identified
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Not Related	No clear relationship identified
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Not Related	No clear relationship identified
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Not Related	No clear relationship identified
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing	Not Related	No clear relationship identified

		<p>within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Maj+ve	This policy approach would specifically prevent the sterilisation of mineral resources.
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not Related	No clear relationship identified
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"> - Consider whether policies promote sustainable travel. 	Not Related	No clear relationship identified
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Not Related	No clear relationship identified
Sustainable Communities				

11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Not Related	No clear relationship identified
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Not Related	No clear relationship identified
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Not Related	No clear relationship identified
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not Related	No clear relationship identified
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not Related	No clear relationship identified
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Not Related	No clear relationship identified
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Min-ve	The map shows that areas of the Weald Moors could be safeguarded for mineral extraction. Policy should

				state that mineral safeguard areas in the Weald Moors should not apply to peat extraction.
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Neut	There is not enough information to determine this objective. Further detail should given in the draft plan policy.
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"> - 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. 	Neut	There is not enough information to determine this objective. Further detail should given in the draft plan policy.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Neut	There is not enough information to determine this objective. Further detail should given in the draft plan policy.
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. 	Neut	There is not enough information to determine this objective. Further detail should given in the draft plan policy.

		- How policies affect the historic environment.		
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Neut	There is not enough information to determine this objective. Further detail should given in the draft plan policy.
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Not Related	No clear relationship identified
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Neut	There is not enough information to determine this objective. Further detail should given in the draft plan policy.

Obj No	Sustainability Objectives	Appraisal Rationale	Pollution and Land Instability Option: Pollution	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Not related	No relationship
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Not related	No relationship
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Min-ve	Slight constraint on where to develop
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Min-ve	Mitigating constraints could increase costs
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Not related	No relationship
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing	Mod+ve	A reduction in pollution would have a relationship with quantities of waste.

		<p>within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Min+ve	The option could ensure that the policy promotes sustainable construction methods.
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Mod+ve	Ensure links with water policy requirements
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"> - Consider whether policies promote sustainable travel. 	Not related	No relationship
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Not related	No relationship
Sustainable Communities				

11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Not related	No relationship
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Neut	Could set standards to add certainty over development but also could be constraining
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Not related	No relationship
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not related	No relationship
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not related	No relationship
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Not related	No relationship
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Not related	No relationship

18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Not related	Could be related and positive if separation of uses was encouraged and links with Green Infrastructure
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"> - 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. 	Not related	No relationship
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Not related	No relationship
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Not related	No relationship

22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Maj+ve	
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Mod+ve	Ensure standards are linked to climate change
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Not related	No relationship

There were two alternative options proposed in the S&O document for pollution. It was determined that individual appraisals for each option would be unlikely to identify any significant differences between the nature and effects of options against the SA Framework; therefore, one appraisal was produced.

Obj No	Sustainability Objectives	Appraisal Rationale	Pollution and Land Instability Option: Land Instability	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Not related	No relationship
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Not related	No relationship
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Mod+ve	The options ensure that the appropriate land is allocated
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Min+ve	If site not suitable for permanent buildings it could be used for temporary dwellings such as gypsies and travellers sites
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Not related	No relationship
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing	Not related	No relationship

		<p>within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Neut	Unlikely to have a significant effect in relation to this objective.
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship
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"> - Consider whether policies promote sustainable travel. 	Not related	No relationship
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Not related	No relationship
Sustainable Communities				

11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Neut	Unlikely to have a significant effect in relation to this objective.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Not related	No relationship
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Not related	No relationship
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not related	No relationship
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not related	No relationship
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Not related	No relationship
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Not related	No relationship

18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Not related	No relationship
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"> - 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. 	Not related	No relationship
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Mod+ve	The option will protect the historic environment in the WHS and protect the landscape.
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Mod+ve	The option will help to managed sites of geological importance effected unstable land.

22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Not related	No relationship
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Mod+ve	This option helps ensure the built environment can cope.
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Min+ve	Slips could potentially effect the water courses and therefore management could mitigate this.

There were two alternative options proposed in the S&O document for land stability. It was determined that individual appraisals for each option would be unlikely to identify any significant differences between the nature and effects of options against the SA Framework; therefore, one appraisal was produced.

Obj No	Sustainability Objectives	Appraisal Rationale	Built Heritage Option: Listed Buildings	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Not related	No relationship
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Not related	No relationship
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Not relevant	No relationship
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Neut	Unlikely to have a significant effect in relation to this objective.
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Not related	No relationship
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing	Not related	No relationship

		<p>within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship
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"> - Consider whether policies promote sustainable travel. 	Not related	No relationship
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Not related	No relationship
Sustainable Communities				

11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Not related	No relationship
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Min+ve	Due to the attraction of crafts professions to attractive heritage assets
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Not related	No relationship
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not related	No relationship
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not related	No relationship
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Not related	No relationship
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Not related	No relationship

18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Not related	No relationship
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"> - 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. 	Not related	No relationship
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Mod+ve	Maintains and enhances historic landscape features
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Maj+ve	The options have a core principle of conserving the historic environment.

22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Not related	No relationship
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Not related	No relationship
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Not related	No relationship

Option 38: ‘An alternative approach would be to have no local policies and rely solely on the *National Planning Policy Framework* when assessing development proposals’

This option was not subject to SA as it was not considered a reasonable alternative. This would not take account of the local character or help determine how Listed Buildings can contribute to the setting of an area.

Obj No	Sustainability Objectives	Appraisal Rationale	Built Area Option: Conservation Areas	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Not related	No relationship
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Min+ve	Improved education through access to cultural assets
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Not relevant	No relationship
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Not related	No relationship
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Not related	No relationship
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing	Not related	No relationship

		<p>within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship
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"> - Consider whether policies promote sustainable travel. 	Not related	No relationship
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Not related	No relationship
Sustainable Communities				

11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Not related	No relationship
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Min+ve	Due to the attraction of crafts professions to attractive heritage assets
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Neutral	If greenspace is provided it would make this more positive
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not related	No relationship
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not related	No relationship
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Neut	If design guidance given, this could become a positive
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Not related	No relationship

18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Not related	No relationship
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"> - 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. 	Neut	If greenspace is provided it would make this more positive
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Mod+ve	Maintains and enhances historic landscape features
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Maj+ve	The options have a core principle of conserving the historic environment.

22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Not related	No relationship
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Not related	No relationship
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Not related	No relationship

Option 39: ‘An alternative approach would be to have no local policies and rely solely on the *National Planning Policy Framework* when assessing development proposals’

This option was not subject to SA as it was not considered a reasonable alternative. NPPF sets out broad approach in how to manage Conservation Areas and justify their designation. It does not however, provide criteria for how development should be considered within these areas.

Obj No	Sustainability Objectives	Appraisal Rationale	Built Heritage Option: World Heritage Site	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Not related	No relationship
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Mod+ve	Due to the management of access/visitors to cultural assets
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Not relevant	No relationship
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Not related	No relationship
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Min+ve	If linked to improved access for visitors
Resource Management & Material Assets				
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing	Not related	No relationship

		<p>within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Not related	No relationship
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Not related	No relationship
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"> - Consider whether policies promote sustainable travel. 	Min+ve	Due to the improvements of access into the WHS
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Not related	No relationship
Sustainable Communities				

11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Not related	No relationship
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Min+ve	Due to the attraction of crafts professions to attractive heritage assets
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Min+ve	If greenspace is provided would make this more positive
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Not related	No relationship
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Not related	No relationship
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Neut	If design guidance was included this could become a positive
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Not related	No relationship

18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Neut	If links to natural environment were included, could become a positive
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"> - 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. 	Maj+ve	The WHS contains a large amount of green space and recreational areas. The options help maintain this.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Maj+ve	Maintains and enhances historic landscape features.
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Maj+ve	The options have a core principle of conserving the historic environment.

22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Not related	No relationship
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Mod+ve	If detail is given in the draft plan this could become major
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Mod+ve	If detail is given in the draft plan this could become major

Option 40: ‘An alternative approach would be to have no local policies and rely solely on the *National Planning Policy Framework* when assessing development proposals’

This option was not subject to SA as it was not considered a reasonable alternative. The NPPF does not provide specifics on how these sites or development within them should be managed.

Obj No	Sustainability Objectives	Appraisal Rationale	Urban Design Option 1 : Provide urban policies within each section and policy area in the local plan	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Min+ve	Improvement of the overall quality of the borough
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Neut	Unlikely to have a significant effect in relation to this objective.
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Neut	Unlikely to have a significant effect in relation to this objective.
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Neut	Unlikely to have a significant effect in relation to this objective.
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Mod+ve	Following urban design principles such as Building for Life
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste	Maj+ve	Policies promote sustainable design and construction Promote development which helps people to have more sustainable lifestyles. Policies could be more explicit

		<p>management and processing within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Min+ve	<p>Promoting sustainable design and construction</p> <p>Distinctions between supporting, promoting or demanding. We need to at least promote to be mod+ve</p>
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Mod+ve	Could be improved by adopting Water sensitive urban design as a requirement
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"> - Consider whether policies promote sustainable travel. 	Mod+ve	<p>Requiring sustainable urban design</p> <p>Needs to be more explicit</p>
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Neut	Unlikely to have a significant effect in relation to this objective.

11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Neut	Unlikely to have a significant effect in relation to this objective.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Mod+ve	The promotion of a quality environment
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Mod+ve	Needs explicit links with health
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Mod+ve	Needs more explicit links with health
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Neut	Unlikely to have a significant effect in relation to this objective.
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Maj+ve	Retained community safety SPD
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Neut	Unlikely to have a significant effect in relation to this objective.

18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Min+ve	Assure links with green infrastructure policy
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"> - 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. 	Maj+ve	Assure links with green infrastructure assessment process
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Mod+ve	Assure links with green infrastructure policy
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Mod+ve	Needs to be more explicit and have links with built heritage policy

22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Min+ve	Promoting sustainable design
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Mod+ve	Policies could be more explicit
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Mod+ve	Policies could be improved if they adopt water sensitive urban design

Obj No	Sustainability Objectives	Appraisal Rationale	Urban Design Option 2: Provide a number of urban policies in one section covering all subjects	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Min+ve	Improvement of the overall quality of the borough
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Neut	Unlikely to have a significant effect in relation to this objective.
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Neut	Unlikely to have a significant effect in relation to this objective.
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Neut	Unlikely to have a significant effect in relation to this objective.
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Mod+ve	Following urban design principles such as Building for Life
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing	Maj+ve	Policies promote sustainable design and construction Promote development which helps people to have more sustainable lifestyles. Policies could be more explicit

		<p>within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Min+ve	<p>Promoting sustainable design and construction</p> <p>Distinctions between supporting, promoting or demanding. We need to at least promote to be mod+ve</p>
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Mod+ve	Could be improved by adopting Water sensitive urban design as a requirement
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"> - Consider whether policies promote sustainable travel. 	Mod+ve	<p>Requiring sustainable urban design</p> <p>Needs to be more explicit</p>
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Neut	Unlikely to have a significant effect in relation to this objective.

11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Neut	Unlikely to have a significant effect in relation to this objective.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Mod+ve	The promotion of a quality environment
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Mod+ve	Needs explicit links with health
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards local recreational areas such as green gyms	Mod+ve	Needs more explicit links with health
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Neut	Unlikely to have a significant effect in relation to this objective.
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Maj+ve	Retained community safety SPD
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Neut	Unlikely to have a significant effect in relation to this objective.

18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Min+ve	Assure links with green infrastructure policy
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"> - 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. 	Maj+ve	Assure links with green infrastructure assessment process
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Mod+ve	Assure links with green infrastructure policy
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Mod+ve	Needs to be more explicit and have links with built heritage policy

22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Min+ve	Promoting sustainable design
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Mod+ve	Policies could be more explicit
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Mod+ve	Policies could be improved if they adopt water sensitive urban design

Obj No	Sustainability Objectives	Appraisal Rationale	Urban Design Option 3 : Provide two primary urban design policies supported by a comprehensive SPD produced in parallel with the local plan	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Min+ve	Improvement of the overall quality of the borough
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	- Improving the ability of people to access employment, education and training opportunities.	Neut	Unlikely to have a significant effect in relation to this objective.
3	To ensure an appropriate supply of employment land and starter business premises.	- To deliver employment land attractive to inward investment and also provide for a range of business units.	Neut	Unlikely to have a significant effect in relation to this objective.
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population - Provision being made for travellers & gypsies.	Neut	Unlikely to have a significant effect in relation to this objective.
5	Locate housing in areas with good accessibility to employment, services and amenities.	- Extent to which housing sites are served by sustainable transport modes.	Mod+ve	Following urban design principles such as Building for Life
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	- Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider polices that require sufficient land to be allocated to	Maj+ve	Policies promote sustainable design and construction Promote development which helps people to have more sustainable lifestyles. Policies could be more explicit

		<p>encourage self-sufficiency in waste management and processing within housing and commercial development.</p> <ul style="list-style-type: none"> - 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. 		
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	Min+ve	<p>Promoting sustainable design and construction</p> <p>Distinctions between supporting, promoting or demanding. We need to at least promote to be mod+ve</p>
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows. 	Mod+ve	Could be improved by adopting Water sensitive urban design as a requirement
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"> - Consider whether policies promote sustainable travel. 	Mod+ve	<p>Requiring sustainable urban design</p> <p>Needs to be more explicit</p>
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"> - Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres. 	Neut	Unlikely to have a significant effect in relation to this objective.

11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and polices assist in moderating the amount of inward and outward commuting.	Neut	Unlikely to have a significant effect in relation to this objective.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether polices contribute towards the retention of mobile professionals.	Mod+ve	The promotion of a quality environment
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether polices improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Mod+ve	Needs explicit links with health
14	To create opportunities for the community to reduce levels of obesity.	- Whether polices encourage developers to contribute towards local recreational areas such as green gyms	Mod+ve	Needs more explicit links with health
15	To enable vulnerable people to live independently.	- 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.	Neut	Unlikely to have a significant effect in relation to this objective.
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether polices require the designing out crime for new development.	Maj+ve	Retained community safety SPD

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"> - Whether policies and site allocations protect areas of peat from direct and indirect impacts. 	Neut	Unlikely to have a significant effect in relation to this objective.
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> - Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests. 	Min+ve	Assure links with green infrastructure policy
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"> - 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. 	Maj+ve	Assure links with green infrastructure assessment process
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	Mod+ve	Assure links with green infrastructure policy
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. 	Mod+ve	Needs to be more explicit and have links with built heritage policy

		- How policies affect the historic environment.		
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	- Whether policies and site allocations contribute towards reducing emissions.	Min+ve	Promoting sustainable design
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	- Extent to which policies promote building form and layout that aid adaptation.	Mod+ve	Policies could be more explicit
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	- Whether policies deliver a reduction in flood risk.	Mod+ve	Policies could be improved if they adopt water sensitive urban design

Obj No	Sustainability Objectives	Appraisal Rationale	Sustainable Development	
			Score	Commentary
Sustainable Economic Development				
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	<ul style="list-style-type: none">- Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.	Min+ve	The principles expressed are positive but there’s limited detail here to assess. The approach should support this objective but it’s not explicit how. More detail is needed here (or elsewhere in the plan).
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	<ul style="list-style-type: none">- Improving the ability of people to access employment, education and training opportunities.	Min+ve	The principles expressed are positive but there’s limited detail here to assess. The approach should support this objective but it’s not explicit how. More detail is needed here (or elsewhere in the plan).
3	To ensure an appropriate supply of employment land and starter business premises.	<ul style="list-style-type: none">- To deliver employment land attractive to inward investment and also provide for a range of business units.	Min+ve	The principles expressed are positive but there’s limited detail here to assess. The approach should support this objective but it’s not explicit how. More detail is needed here (or elsewhere in the plan).
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	<ul style="list-style-type: none">- Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population- Provision being made for travellers & gypsies.	Min+ve	The principles expressed are positive but there’s limited detail here to assess. The approach should support this objective but it’s not explicit how. More detail is needed here (or elsewhere in the plan).
5	Locate housing in areas with good accessibility to employment, services and amenities.	<ul style="list-style-type: none">- Extent to which housing sites are served by sustainable transport modes.	?	The relationship to this objective is not clear as the balance between supporting the local economy versus protect / enhance the environment could give a range of possible outcomes here.
Resource Management & Material Assets				

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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Consider policies that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing within housing and commercial development. - 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. 	?	Insufficient information.
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"> - Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. - Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials. 	?	The relationship to this objective is not clear as the balance between supporting the local economy versus protect / enhance the environment could give a range of possible outcomes here . Need to see detailed policy approach to assess this.
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"> - Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. - Extent to which policies sequence development such that adequate capacity is available from waste 	?	Not clear. Insufficient information. Need to see detailed policy approach in order to assess this.

		water treatment plans to respond to additional flows.		
9	To make travel more reliable and efficient, as well as enhance access to jobs, education, healthcare, shops and leisure.	- Consider whether policies promote sustainable travel.	?	The relationship to this objective is not clear as the balance between supporting the local economy versus protect / enhance the environment could give a range of possible outcomes here.
10	To work with other service providers to enable the timely provision of community facilities to accord with the delivery of new houses.	- Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres.	Mod+ve	Makes ref to community facilities
Sustainable Communities				
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	- Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.	Neut	Not clear if any relationship here.
12	To provide an environment that helps retain well-educated members of the work force.	- Whether policies contribute towards the retention of mobile professionals.	Neut	Not clear that this falls within the purpose of the policy.
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	- Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. - Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. - Whether housing policies deliver homes of a decent standard and minimise fuel poverty.	Neut	No general link to health & well being – suggest insert this.
14	To create opportunities for the community to reduce levels of obesity.	- Whether policies encourage developers to contribute towards	Neut	No general link to health & well being – suggest insert this.

		local recreational areas such as green gyms		
15	To enable vulnerable people to live independently.	- Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.	Min+ve	Housing to meet need is covered but there's no detail here to assess. The approach should support this objective but it's not explicit how. More detail is needed here (or elsewhere in the plan).
16	To ensure urban design and layout contributes towards reducing the potential for crime.	- Whether policies require the designing out crime for new development.	Min+ve	The principles expressed are positive but there's limited detail here to assess. The approach should support this objective but it's not explicit how. More detail is needed here (or elsewhere in the plan).
Environmental Sustainability				
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.	- Whether policies and site allocations protect areas of peat from direct and indirect impacts.	Min+ve	The principles expressed are positive but there's limited detail here to assess. The approach should support this objective but it's not explicit how. More detail is needed here (or elsewhere in the plan).
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	- Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) - Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests.	Min+ve	The principles expressed are positive but there's limited detail here to assess. The approach should support this objective but it's not explicit how. More detail is needed here (or elsewhere in the plan).
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.	- Extent to which policies deliver the design and management of open and recreational space in which	Min+ve	The principles expressed are positive but there's limited detail here to assess. The approach should support this objective but it's not explicit how.

		people of all ages feel safe and confident to use.		More detail is needed here (or elsewhere in the plan).
20	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> - Consider whether policies maintain and enhance the landscape quality, including historic landscape features. - Extent to which landscape character and design considerations both current and future are integrated into development policies. - Extent to which policies may directly or indirectly affect the special qualities of the AONB. 	?	Any relationship unclear. Insufficient information.
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"> - Whether policies promote conservation or enhancement and access to sites of geological importance. - How policies affect the historic environment. 	Min+ve	The principles expressed are positive but there's limited detail here to assess. The approach should support this objective but it's not explicit how. More detail is needed here (or elsewhere in the plan). Suggest insert ref to "Historic" environment (rather than just "built")
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<ul style="list-style-type: none"> - Whether policies and site allocations contribute towards reducing emissions. 	Neut	Not clear that the approach will assist
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"> - Extent to which policies promote building form and layout that aid adaptation. 	Min+ve	The principles expressed are positive but there's limited detail here to assess. The approach should support this objective but it's not explicit how. More detail is needed here (or elsewhere in the plan).
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"> - Whether policies deliver a reduction in flood risk. 	Min+ve	The principles expressed are positive but there's limited detail here to assess. The approach should support this objective but it's not explicit how.

				More detail is needed here (or elsewhere in the plan).
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No alternative option was identified as CLG / PINS currently such a policy to be included in development plans submitted for examination (i.e. is required for a plan to be found “sound” at examination).

Health

The section of the Strategy & Options document presented to appraise in respect of 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.

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 blue “Option” box is deleted: this is a commentary on putting the plan together, rather than a policy option.

This structure also meant that all the health-related policy areas were already being SAd 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.

Appendix V: SA of Strategic Growth Options in 2015**Key:**

Categories of Significance		
Symbol	Meaning	Sustainability Effect
x	Absolute constraints	Absolute sustainability constraints to development, for example, internationally protected biodiversity
--	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral effect
- ?	It is also possible to have two symbols for an SA Objective. For example, A development could have the potential for a minor negative effect against SA Objective 18 (Biodiversity); however, there is an element of uncertainty until lower level assessments have been carried out.	

SA Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	Options		
		1	2	3
		11,250 dwellings per year	15,-16,000 dwellings per year	20,000 dwellings per year
1. To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	All of the Options have the potential for a positive long term positive effect on the economy through the provision of housing during the life of the Plan. The higher the level of growth the greater the potential significance of the positive effect and the more likely that there will be enhancements to areas experiencing deprivation and rural isolation. However, evidence suggests that increased levels of housing above 9,940 dwellings will have a marginal impact on the demand and supply of jobs within the borough ¹ . The current and future predicted circumstances mean that additional residents create little demand for extra jobs and that labour supply is not a constraint to growth. It is therefore considered that there are no significant differences between the options.	+	+	+
2. To reduce the number of people with difficulties accessing employment, education and training opportunities.	Evidence suggests that increased levels of housing above 9,940 dwellings will have a marginal impact on the demand and supply of jobs within the borough ² . The current and future predicted circumstances of the borough mean that additional residents create little demand for extra jobs and that labour supply is not a constraint to growth. The Final Objectively Assessed Needs Report (2015) states that providing extra resident workers by itself is unlikely to result in a commensurate number of extra jobs. To be able to absorb these extra workers a positive economic development strategy to increase job growth would be required along with a reduction in net in-commuting. The OAN Final Report goes on to say that if additional housing land is provided but there are no more jobs it may be that the land is not taken up, because demand is restricted by lack of local jobs. Alternatively, if demand is forthcoming and the additional housing is provided, many of the occupiers may be out-commuters, who travel to jobs in Greater Birmingham for example. It is clear that there are a number of assumptions and uncertainties when it comes to the level of housing growth and how it will impact the number of jobs. The available evidence suggests that the higher levels of growth will not significantly improve the number of jobs available in the borough and that the demand for jobs could exceed the available supply	+ ?	?	?

¹ Telford & Wrekin Council (2015) Telford & Wrekin Objectively Assessed Housing Need Final Report.

² Ibid.

SA Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	Options		
		1	2	3
		11,250 dwellings per year	15,-16,000 dwellings per year	20,000 dwellings per year
	<p>resulting in increased levels of out-commuting. This could make it difficult for future residents to access employment within the borough with long term negative effects on this SA Objective. There is an element of uncertainty for all the options given the findings of the available evidence. This uncertainty increases along with the level of growth as according to the OAN Final Report, there would need to be major changes in the local factors that drive economic performance. It is therefore considered that the lowest level of growth proposed through Option 1 has the least uncertainty and therefore at this stage is more likely to have a minor positive effect against this SA Objective.</p> <p>This SA Objective also relates to accessibility to education and training facilities. All of the options have the potential to increase pressure on existing as well as support existing education and training facilities. Overall, they are likely to have long term positive effects as they will support the expansion of existing facilities as well as the provision of new ones. The higher the level of growth the greater the pressure on existing services as well as the greater potential for the expansion of existing and provision of new facilities. The higher level growth options could help improve accessibility to education and training for rural communities as there would likely be a higher level of growth in these areas. However, at this stage this is uncertain.</p>			
3. To ensure an appropriate supply of employment land and starter business premises.	It is considered that none of the options are likely to significantly positively or negative effect the supply of employment land. The higher levels of growth could potentially reduce the amount of land available for employment; however, this is uncertain at this stage. Potential for a neutral effect for all site options.	0	0	0
4. Improve the supply and affordability of accommodation for all groups in areas of greatest need.	While this SA Objective mainly deals with the affordability of housing, it is considered appropriate that the appraisal also considers the quantity of housing against this Objective.	++ ?	++ ?	++ ?

SA Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	Options		
		1	2	3
		11,250 dwellings per year	15,-16,000 dwellings per year	20,000 dwellings per year
	<p>The recent Telford & Wrekin Objectively Assessed Housing Need Final Report (2015) identified the overall need for housing in the borough to 2031³. The report identified a need for 497 net new dwellings per annum (dpa), which is equal to 9,940 dwellings over the life of the plan. Based on the evidence, all of the options would meet the objectively assessed need for housing during the life of the plan with the potential for major long term positive effects against this SA Objective.</p> <p>The SHMA⁴ and OAN⁵ Final Reports identify that the borough has a high level of need for affordable housing. If housing sites are provided in line with the identified OAN of 9, 940 dwellings, the affordable delivery will fall far short of the identified need⁶. Providing a higher housing target is not necessarily the solution as providing land far in excess of market demand could result in some of that land not being taken up and reduce viability. The OAN Final Report suggests that the Council should look for realistic opportunities to attract market demand and build housing over and above the interim OAN. Taking this evidence into account, it is considered more likely that Options 2 and 3 will help to meet the high affordable housing needs of the borough compared to Option 1. However, at this stage this is uncertain.</p>			
5. Locate housing in areas with good accessibility to employment, services and amenities.	It is assumed that development as a result of any of the options would adhere to the spatial strategy set out in the Draft Local Plan, which focusses development within Telford and then Newport, with enough development in the rural areas to meet identified needs. The higher the level of growth the greater the amount of development that is likely to be delivered in rural areas, further away from employment and services/facilities. However there will also be a higher level of provision within the main settlements of Telford and Newport with good accessibility. There is the potential that the higher levels could be more likely to provide new	+	+	+

³ Ibid.⁴ Telford & Wrekin (2014) Strategic Housing Market Assessment Final Report.⁵ Telford & Wrekin Council (2015) Telford & Wrekin Objectively Assessed Housing Need Final Report.⁶ Ibid.

SA Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	Options		
		1	2	3
		11,250 dwellings per year	15,-16,000 dwellings per year	20,000 dwellings per year
	employment opportunities and services/facilities in the rural areas but at this stage this is uncertain. Ultimately, it is considered unlikely that there would be any significant differences between any of the site options, potential for a minor short to long term positive effect.			
6. To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	<p>All of the options are likely to increase waste in the short (construction) and long-term (operation and decommissioning). Draft Local Plan Policies ER 8 & 9 which set out a framework for integrating waste management into new residential, commercial, retail and industrial development through the provision of safe and accessible locations to store waste as well as convenient locations for its collection. Policy ER 8 expects developers to demonstrate how construction and excavation waste from development sites will be recycled, treated and/or disposed of and Policy ER 7 seeks to ensure that there is the provision of a range of waste management facilities to meet the needs of the public and private sectors.</p> <p>It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective. The higher the level of growth the more likely to result in increased levels of waste generated. However, once mitigation has been taken into account it is considered that there are no significant differences in the nature and significance of sustainability effects between the Options against this SA Objective.</p>	0 ?	0 ?	0 ?
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	All of the options will result in the use of primary aggregates for building and infrastructure. The higher the level of growth the greater the quantity of primary aggregates that are likely to be required and used. Despite this, all of the options have the same potential to maximise the use of secondary aggregates as well as use sustainable construction techniques. It is also assumed that the higher the level of growth, the greater the likelihood that development could result in the sterilisation of mineral resources; however, at this stage this is uncertain.	?	- ?	-

SA Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	Options		
		1	2	3
		11,250 dwellings per year	15,-16,000 dwellings per year	20,000 dwellings per year
resources from sterilisation.	To reflect the likelihood that a greater quantity of primary aggregates will be used it is considered that Options 2 and 3 have the potential for a minor short to long term negative effect against this SA Objective. There is an element of uncertainty against Option 2 in recognition that the negative effect is likely to be of less significance than that of Option 3.			
8. To minimise demand upon water resources and to enable the timely provision of adequate waste water treatment to support increased housing provision.	<p>The available evidence, including the Severn Trent Water Resource Management Plan (WRMP)⁷ and Detailed Water Cycle Study⁸ (WCS), indicate that there are existing and future constraints with regard to water resources. The borough primarily falls within the Shelton Water Resource Zone (WRZ) and Whitchurch and Wren WRZ. The Severn Trent Water Resource Management Plan (WRMP) identifies that the supply in the Shelton WRZ is due to suddenly decline in 2024/25 in response to license revocations to meet environmental (river) flow requirements. The River Worfe and some of its tributaries are impacted by low flows, principally caused by over-abstraction of the underlying aquifer for public supply.</p> <p>The WRMP seeks to address this issue and increase the volume of water available for supply through a number of measures, which include pipeline upgrades to transfer additional water from the west part of the Shelton zone to the east and increasing abstraction at the Uckington borehole. However, it should be noted that this is dependent on ongoing discussion with the EA as it would involve increased groundwater abstraction from an area where groundwater is already over licenses and over abstracted. The Detailed WCS produced by the Council states that a secure supply-demand balance also depends on demand not exceeding the forecasted level of growth within the WRMP.</p> <p>All of the options have the potential for long term negative effect on this SA Objective through increased levels of abstraction. Telford is one of just three main urban areas in the Shelton WRZ; therefore, its growth rates have the potential to affect the balance between</p>	0 ?	- ?	-- ?

⁷ Severn Trent Water (2014) Final Water Resource Management Plan. Available online: <http://www.severntrent.com/future/future-plans-and-strategy/water-resources-management-plan>

⁸ Telford and Wrekin Council (2014) Detailed Water Cycle Study Final Report.

SA Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	Options		
		1	2	3
		11,250 dwellings per year	15,-16,000 dwellings per year	20,000 dwellings per year
	<p>supply and demand. The Detailed WCS took into consideration a level of growth of around 20,000 new homes during the life of the Local Plan. The WCS made a number of recommendations which includes that per capita consumption across the borough needs to be effectively managed to a level of around 110 litres per person per day.</p> <p>At this stage the Draft Local Plan does not incorporate this recommendation, with Policy ER 10 (Water conservation and efficiency) not seeking to go further than the currently required 125 litres per person per day in the Building Regulations. It is therefore considered that Option 3 has the potential for a major negative effect against this SA Objective. If the Draft Local Plan were to require that water consumption is managed at 110 litres per person per day then the significance of the negative effect against Option 3 is likely to be reduced.</p> <p>The lower level of growth proposed through Option 2 is likely to reduce the significance of potential negative effects. It is therefore considered at this stage, that there is suitable mitigation available to ensure that there will not be any major negative effects on water resources. However, there is still the potential for residual long term minor negative effects. If the Local Plan were to incorporate the WCS recommendation that water consumption is managed at 110 litres per person per day then the significance of this effect could potentially be reduced further.</p> <p>The lower level of growth proposed through Option 1 is likely to reduce the significance of potential negative effects even further. It is therefore considered at this stage, that there is suitable mitigation available to ensure that there will not be any negative effects of any significance on water resources, potential for a residual neutral effect. There is an element of uncertainty for all the options in recognition of the assumptions and uncertainties that are highlighted within the Severn Trent WRMP as well as the Detailed WCS.</p>			

SA Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	Options		
		1	2	3
		11,250 dwellings per year	15,-16,000 dwellings per year	20,000 dwellings per year
	<p>The Detailed WCS⁹ concluded that wastewater treatment capacity is the main environmental and infrastructure constraint to growth in the plan area. Telford is the main focus for growth in the borough during the life of the plan. This will result in the majority of development falling within the catchments for the Coalport and Rushmoor WwTWs. The evidence suggests that there is capacity across the existing WwTWs serving towns in the borough to support all of the Options; however, this capacity does not align with the spatial strategy set out in the Draft Local Plan. It should be noted that through the work undertaken for the Detailed WCS, Severn Trent Water confirmed that there will be capital maintenance work and, as required, capacity increase at WwTWs to cater for future growth¹⁰.</p> <p>In Line with Draft Local Plan Policy ER 11, it is assumed that the levels of growth proposed by the Options can be appropriately phased to allow Severn Trent Water and other statutory undertakers to incorporate improvements into Asset Management Plans delivering key infrastructure in advance of development. Taking existing regulatory processes into account, such as discharge licensing, along with available mitigation measures, it is considered that none of the options are likely to have significant negative effects on WwTWs. It should be noted that the level of uncertainty and potential for negative effects increase as the level of housing growth increases.</p>			
9. To make travel more reliable and efficient, as well as enhance access to jobs, education, healthcare, shops and leisure.	<p>This SA Objective primarily relates to sustainable travel. All of the options have the potential for long term positive effects through improved access to housing and associated services/facilities, which includes health, education and leisure. This along with improvements to and the provision of new sustainable transport modes, including public transport and walking and cycling routes will have positive effects against this SA Objective.</p> <p>The Draft Local Plan focuses proposed development in Telford and Newport where the majority of facilities/services and employment opportunities are located within the borough,</p>	+	+	++

⁹ Ibid.¹⁰ Ibid.

SA Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	Options		
		1	2	3
		11,250 dwellings per year	15,-16,000 dwellings per year	20,000 dwellings per year
	<p>which has the potential for positive effects on accessibility. It is important to note that Telford, as a new town, was originally designed for car rather than public transport use. There is poor bus penetration into some of the strategic employment areas, such as Horton Wood, and accessibility by public transport modes from the residential estates in the south to employment and key services in the north, such as the Princess Royal Hospital, is poor. The hub and spoke bus network means that residents often need to change buses in the Town Centre to access employment and key services on the fringes of the Town. The higher the level of proposed growth the greater potential there is to try and improve sustainable transport connections through Telford as well as Newport and the rural areas.</p> <p>It is considered that all of the Options have the potential for a long term positive effect against this SA Objective. There is an element of uncertainty against Option 1 to reflect that it may not provide the same level of improvements as the higher level of growth proposed through Option 2.</p>			
10. To work with other service providers to enable the timely provision of community facilities to accord with the delivery of new houses.	<p>All of the options have the potential to increase pressure on existing as well as support existing or provide new community facilities. Overall, they are likely to have long term positive effects as they will support the expansion of existing facilities as well as the provision of new ones. The higher the level of growth the greater the pressure on existing services as well as the greater potential for the expansion of existing and provision of new facilities.</p> <p>The higher the level growth, the more likely to have a positive effect that is of more significance, as there is the potential for a greater provision of new community facilities, particularly in the rural areas. It is assumed that Option 3 would provide the greatest level of improvements in terms of accessibility to community facilities, potential for a major long term positive effect. Options 2 proposes a lower level of growth, so it is therefore assumed that it will have a slightly reduced positive effect compared to Option 3. While Option 1 also has the potential for a long term positive effect there is also an element of uncertainty to reflect that it may not provide the same level of community facilities as the higher level of growth proposed through Option 2.</p>	+	+	++

SA Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	Options		
		1	2	3
		11,250 dwellings per year	15,-16,000 dwellings per year	20,000 dwellings per year
11. To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	<p>The appraisal rationale for this SA Objective relates to moderating the levels of inward and outward commuting. Evidence suggests that increased levels of housing above 9,940 dwellings will have a marginal impact on the demand and supply of jobs within the borough¹¹. The current and future predicted circumstances of the borough mean that additional residents create little demand for extra jobs and that labour supply is not a constraint to growth. The Final Objectively Assessed Needs Report (2015) states that providing extra resident workers by itself is unlikely to result in a commensurate number of extra jobs. To be able to absorb these extra workers a positive economic development strategy to increase job growth would be required along with a reduction in net in-commuting. The OAN Final Report goes on to say that if additional housing land is provided but there are no more jobs it may be that the land is not taken up, because demand is restricted by lack of local jobs. Alternatively, if demand is forthcoming and the additional housing is provided, many of the occupiers may be out-commuters, who travel to jobs in Greater Birmingham for example.</p> <p>It is clear that there are a number of assumptions and uncertainties when it comes to the level of housing growth and how it will impact the number of jobs. The available evidence suggests that the higher levels of growth will not significantly improve the number of jobs available in the borough and that the demand for jobs could exceed the available supply resulting in increased levels of out-commuting, which could have long term negative effects against this SA Objective.</p> <p>There is an element of uncertainty for all the options given the findings of the available evidence. This uncertainty increases along with the level of growth as according to the OAN Final Report, there would need to be major changes in the local factors that drive economic performance. It is therefore considered, at this stage, that the nature and significance of the effects of the higher levels of growth proposed through Options 2 and 3 are uncertain. As</p>	+	?	?

¹¹ Telford & Wrekin Council (2015) Telford & Wrekin Objectively Assessed Housing Need Final Report.

SA Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	Options		
		1	2	3
		11,250 dwellings per year	15,-16,000 dwellings per year	20,000 dwellings per year
	the level of growth decreases so does the level of uncertainty. Option 1 is therefore considered to have a minor positive effect at this stage, with an element of uncertainty as for the other Options. At this stage available evidence suggests that it is the most likely to manage levels of inward and outward commuting.			
12. To provide an environment that helps retain well-educated members of the work force.	<p>The nature and significance of the effect against this SA Objective is closely linked to the appraisal against SA Objective 11. Available evidence suggests that as the level of growth increases so does the potential for out-commuting unless there are major changes in the local factors that drive economic performance. If the number of employment opportunities does not keep up with the supply of housing then it is likely that well-educated members of the work force may move or be forced to commute outside the borough for employment.</p> <p>There is an element of uncertainty for all the options given the findings of the available evidence. This uncertainty increases along with the level of growth as according to the OAN Final Report, there would need to be major changes in the local factors that drive economic performance. It is therefore considered, at this stage, that the nature and significance of the effects of the higher levels of growth proposed through Options 2 and 3 are uncertain. As the level of growth decreases so does the level of uncertainty. Option 1 is therefore considered to have a minor positive effect at this stage, with an element of uncertainty as for the other Options.</p>	+	?	?
13. To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	<p>All of the options have the potential for short term negative effects on human health through the provision of housing. Increased noise, light and air pollution during construction can have impacts on human health. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects to ensure that they are not significant during construction, with a residual neutral effect.</p> <p>The higher the level growth, the more likely to have a positive effect that is of more significance, as there is the potential for a greater provision of homes to meet the needs of an ageing population as well as new health facilities. There is also the potential for a greater</p>	+	+	++

SA Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	Options		
		1	2	3
		11,250 dwellings per year	15,-16,000 dwellings per year	20,000 dwellings per year
	<p>level of improvements to existing walking and cycling routes as well as the provision of new routes within the borough, particularly within Telford and Newport. The higher level growth options are also more likely to have a positive effect of more significance for rural communities in terms of improving accessibility to homes and health facilities.</p> <p>It is assumed that Option 3 would provide the greatest level of improvements in terms of accessibility to homes and health facilities, compared to the other options there is the potential for a major long term positive effect. Options 2 proposes a lower level of growth, so it is therefore assumed that it will have a slightly reduced positive effect compared to Option 3. While Option 1 also has the potential for a long term positive effect there is also an element of uncertainty to reflect that it may not provide the same level of homes and health facilities as the higher level of growth proposed through Option 2.</p>			
14. To create opportunities for the community to reduce levels of obesity.	<p>The appraisal rationale for this SA Objective relates to the provision of local recreational areas. The higher the level growth, the more likely to have a positive effect that is of more significance, as there is the potential for a greater provision of local recreational areas as well as improvements to walking and cycling routes.</p> <p>It is assumed that Option 3 would provide the greatest level of improvements in terms of accessibility to local recreational areas, compared to the other options there is the potential for a major long term positive effect. Option 2 proposes a lower level of growth, so it is therefore assumed that it will have a slightly reduced positive effect compared to Option 3. While Option 1 also has the potential for a long term positive effect there is also an element of uncertainty to reflect that it may not provide the same level of homes and health facilities as the higher level of growth proposed through Option 2.</p>	+	+	++
15. To enable vulnerable people to live independently.	<p>The higher the level growth, the more likely to have a positive effect that is of more significance against this SA Objective, as there is greater potential for the provision of homes care homes and specialist services for the elderly as well as those suffering from dementia and mobility difficulties. As the highest level of growth, Option 3 has the greatest potential to improve access to care homes and specialist services. Compared to the other Options</p>	+	+	++

SA Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	Options		
		1	2	3
		11,250 dwellings per year	15,-16,000 dwellings per year	20,000 dwellings per year
	there is the potential for a major long term positive effect. Option 2 proposes a lower level of growth, so it is therefore assumed that it will have a slightly reduced positive effect compared to Option 3. While Option 1 also has the potential for a long term positive effect there is also an element of uncertainty to reflect that it may not provide the same level of homes and health facilities as the higher level of growth proposed through Option 2.			
16. To ensure urban design and layout contributes towards reducing the potential for crime.	None of the Options are likely to have a significant effect against this SA Objective. It is assumed that the design and layout of new development could incorporate Secured by Design Standards.	0	0	0
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.	The spatial strategy focuses the majority of development towards Telford and Newport. This will help to avoid development within the Weald Moors to some extent; however, at this stage this is unknown. The nature and significance of the effect against this SA Objective is considered to be uncertain for all the Options at this stage as it will be dependent on the precise location of development.	?	?	?
18. To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	All of the options have the potential for negative effects on biodiversity; however, the significance of the effect is ultimately dependent on the precise location of new development and sensitivity of receptors. The higher levels of growth are likely to lead to a greater loss of greenfield land; however, the importance of these areas with regard to biodiversity is not know at this stage. Development also presents opportunities to improve the provision of Green Infrastructure and could potentially help to improve habitat connectivity across the borough; however, this is uncertain at this stage. It is assumed at this stage that the mitigation provided through Local	?	- ?	- ?

SA Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	Options		
		1	2	3
		11,250 dwellings per year	15,-16,000 dwellings per year	20,000 dwellings per year
	<p>Plan policies and available at the project level will ensure that there are no significant negative effects on biodiversity as a result of any of the Options.</p> <p>Given the findings of the appraisal against SA Objective 8, it is possible that the higher levels of growth proposed through Options 2 and 3 could potentially have negative effects on water dependent biodiversity. To reflect this it is considered that there is the potential for a minor long term negative effect as a result of Options 2 and 3 on biodiversity. There is an element of uncertainty for all the options as the nature and significance of the effect will ultimately be dependent on the precise location of new development and sensitivity of receptors.</p>			
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.	<p>All of the Options have the potential to result in the loss of green infrastructure (GI) through the provision of housing; however, the quality and quantity that may be lost is unknown at this stage. Focussing development in the urban areas of Telford and Newport could lead to the redevelopment of previously developed land which could bring previously inaccessible spaces into public access. Development at the edge of urban spaces through urban extensions and strategic allocations can increase access to Green Infrastructure and facilitate the connectivity between countryside and urban areas. However, it can also potentially erode access for existing development at the edge of settlements.</p> <p>It is assumed that any development will be required to provide an appropriate level of open space for recreation and protect and enhance GI. While the options will inevitably result in the loss of greenfield land and some GI, development also has the potential to potential enhance the quality and provision of GI. In particular it can help to enhance the integrated network and improve connectivity. Potential for a minor long term positive effect for all the Options. There is an element of uncertainty for all the options until further lower level assessments have been carried out.</p>	+	+	+
20. To manage the landscape effects of development in	All of the options have the potential for long term negative effects on the landscape. The current spatial strategy, as set out in the Draft Local Plan focuses housing development primarily within and around the main towns of Telford and Newport, which will help to	-	-	-

SA Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	Options		
		1	2	3
		11,250 dwellings per year	15,-16,000 dwellings per year	20,000 dwellings per year
recognition of European Landscape Convention.	<p>reduce the significance of the effect to some extent; however, this is dependent on the precise location of development and sensitivity of receptors.</p> <p>While Local Plan policies are likely to provide suitable mitigation to address significant negative effects this assumption becomes more uncertain for the higher levels of proposed growth, in particular for Option 3. Given the mitigation that is likely to be provided through Local Plan policies and available at the project level it is assumed that there will not be any significant negative effects as a result of any of the Options. There is still the potential for minor long term residual negative effects on the landscape as a result of the level of development proposed through the Options. It is considered that there is less uncertainty with regard to the potential minor long term residual effects for Option 3 given the higher level of growth.</p>			
21. To enhance, conserve and protect buildings, sites, and the setting of historic assets to the urban environment as part of development projects.	<p>All of the options have the potential for long term negative effects on the historic environment; however, the significance of this effect is dependent on the precise location of development and sensitivity of receptors. It is considered that there is suitable mitigation provided through Draft Local Plan policies and available at the project level to address significant effects with the potential for residual minor short to long term negative effects. However, there is still an element of uncertainty until lower level assessments have been carried out.</p> <p>While it is recognised that impacts on landscape could have negative effects on the setting of heritage assets at this stage it is considered uncertain. While Local Plan policies are likely to provide suitable mitigation to address significant negative effects this assumption becomes more uncertain for the higher levels of proposed growth, in particular for Option 3. Given the mitigation that is likely to be provided through Local Plan policies and available at the project level it is assumed that there will not be any significant negative effects as a result of any of the Options. There is still the potential for minor long term residual negative effects on the landscape as a result of the level of development proposed through the Options. It is</p>	- ?	- ?	-

SA Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	Options		
		1	2	3
		11,250 dwellings per year	15,-16,000 dwellings per year	20,000 dwellings per year
	considered that there is less uncertainty with regard to the potential minor long term residual effects for Option 3 given the higher level of growth.			
22. To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<p>All of the Options have the potential to negatively affect this SA Objective through increased atmospheric pollution (as a result of increased traffic and road users) and an increase in energy supply and demand (relating to energy from unsustainable sources both in construction and operation).</p> <p>The Council has carried out a range of transport modelling to determine how traffic patterns and problems in the borough, particularly in Telford, are likely to change over the next 20 years. The findings of the further transport modelling are presented in the Shaping Places Report (Feb 2015), which considered a housing target of approximately 20,000 new homes during the plan period. This was made up of around 10,000 dwellings that have already been committed and an additional 10,000 proposed units. The modelling work found that the trips from committed developments which have already been granted planning permission are likely to have a significant impact on the highway network. The modelling identified network performance issues from the cumulative impact of 10,000 committed units and 10,000 proposed new homes if improvements are not carried out.</p> <p>The Council is seeking a plan rather than project level approach to address the impacts of development on the highways network, which will help to ensure that the cumulative impact of all the development proposed is appropriately addressed. This is in line with the Telford & Wrekin Local Transport Plan¹², which seeks to employ a plan led approach for new developments to mitigate any transport impacts. To help guide this approach, the Council has developed a Shaping Places Transport Mitigation Strategy, which sets out the strategic impact of proposed development on the transport system and proposes different ways to mitigate the potential impact¹³. The foundation of the mitigation strategy is pooled</p>	0 ?	0 ?	0 ?

¹² Telford & Wrekin Council (2011) Local Transport Plan 2011-2026.

¹³ Prepared by Pell Frischman on behalf of Telford & Wrekin Council (Feb 2015) Telford Future – Shaping Places. Shaping Places Report. Draft Final.

SA Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	Options		
		1	2	3
		11,250 dwellings per year	15,-16,000 dwellings per year	20,000 dwellings per year
	<p>contributions, which aims to facilitate ease of delivery while mitigating the potential impacts on the highway infrastructure in a fair and reasonable way.</p> <p>It is considered that the mitigation strategy proposed, which includes the contributions strategy as well as Draft Local Plan Policies, should ensure that there are no significant negative effects on the highway network as a result of any of the proposed Options. In the long term it is assumed that greenhouse gas emissions from vehicles will reduce as a result of stringent emission controls on new vehicles via Euro standards; however, at this stage this is uncertain.</p> <p>All of the Options are likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however this is uncertain at this stage. All of the Options also have the potential to incorporate energy and efficiency measures as well as renewable or low carbon energy.</p> <p>It is considered that all of the Options are likely to have a neutral effect against this SA Objective; however, it is recognised that there is still an element of uncertainty which is dependent on implementation. It is considered that there are no significant differences in the nature and significance of sustainability effects between the Options.</p>			
23. To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	All new development, people and communities can be made resilient to the effects of extreme weather. Para 99 of the NPPF states that new development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. There are no significant differences between the Options, potential for a neutral effect against this SA Objective.	0	0	0
24. Incorporate measures into	It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to ensure that there are no significant negative effects against	0	0	0

SA Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	Options		
		1	2	3
		11,250 dwellings per year	15,16,000 dwellings per year	20,000 dwellings per year
development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	this SA Objective. In accordance with the NPPF, Draft Local Plan policies seek to ensure that development is directed away from areas of flood risk and that it does not increase the risk of flooding. Therefore, neutral residual effect against this SA Objective. No significant difference between the options.			
<p>Summary Findings:</p> <p>The appraisal found that as the level of growth increases so does the likelihood and potential significance of positive effects against SA Objectives relating to the provision of housing and the economy. All of the options would help to meet the housing needs of the borough, which is identified in the Council's Objectively Assessed Housing Need (OAHN) Final Report as 9,940 dwellings during the life of the Plan. Option 3 was considered the most likely to have major positive effects on SA Objectives relating to the provision of housing for the elderly and vulnerable people given the higher level of proposed growth. It was also considered more likely to have a greater positive effect against SA Objectives relating to sustainable transport and the provision of facilities/services.</p> <p>The OAHN Final Report suggests that increased levels of housing above 9,940 dwellings will have a marginal impact on the demand and supply of jobs within the borough. The current and future predicted circumstances of the borough mean that additional residents create little demand for extra jobs and that labour supply is not a constraint to growth. Higher levels of housing growth could mean that the demand for jobs could exceed the available supply in the future resulting in increased levels of out-commuting. This could make it difficult for future residents to access employment within the borough, increasing levels of out-commuting as well as losing well-educated members of the workforce. As all of the options are above the 9,940 dwellings proposed in the OAHN Final Report, there is an element of uncertainty for all them. This uncertainty increases along with the level of growth as according to the evidence, there would need to be major changes in the local factors that drive economic performance. It is therefore considered that the lowest level of growth proposed through Option 1 has the least uncertainty and therefore at this stage is more likely to have a minor positive effect against SA Objectives relating to the economy and employment.</p> <p>The available evidence indicates that there are existing and future constraints with regard to water resources as well as waste water infrastructure. At this stage, it is considered that Option 3 has the potential for a greater negative effect on water resources compared to the other Options given the higher level of proposed growth. The significance of the negative effect reduces as the level of growth decreases.</p>				

SA Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	Options		
		1	2	3
		11,250 dwellings per year	15,-16,000 dwellings per year	20,000 dwellings per year
While there were no significant differences identified between the Options against SA Objectives relating to biodiversity, the landscape and the historic environment, it was considered that the potential significance of negative effects increases alongside the level of proposed growth.				

Appendix VI: IA of Site Options

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Revised Significance Key:

Categories of Significance		
Symbol	Meaning	Sustainability Effect
- -	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral effect
- ?	It is also possible to have two symbols for an SA Objective. For example, A development could have the potential for a minor negative effect against SA Objective 18 (Biodiversity); however, there is an element of uncertainty until lower level assessments have been carried out.	
-	+	SA Objective 10 & 13 consider more than one topic and as a result the development at a site could have a different effect upon each topic considered. For example, against AS Objective 13 a site option might in close proximity to a sewage/ waste water treatment works which could have issues with regard to odour and therefore negative effects on health. There could also be existing walking/cycling routes adjacent to the site which could have positive effects on health.

Integrated Appraisal Objectives Summary Key:

SA Objective	Description
1	Economy - The nature and significance of the effects against these SA Objectives will primarily relate to the capacity of the site to accommodate employment land and the potential loss of existing employment.
2	
3	
4	Housing - The nature and significance of the effects against this SA Objectives will primarily relate to the capacity of the site to accommodate residential development.
7	Minerals - the nature and significance of the effects against this SA Objective will primarily relate to the sterilisation of mineral resources.
8	Water - The nature and significance of the effects on this SA Objective will primarily relate to the level of constraint for the receiving wastewater treatment works.
9	Public Transport - The nature and significance of the effect against this SA Objective will focus on accessibility to existing sustainable transport modes.
10	Accessibility to existing Centres - The nature and significance of the effect against this SA Objective for this topic will primarily relate to the distance of the site from an existing centre.
	Accessibility to existing Education Facilities - The nature and significance of the effect against this SA Objective for this topic will primarily relate to the distance of the site from existing education facilities (Secondary and Primary Schools).
13	Conflicting neighbouring land uses - This SA Objective will addresses two separate issues relating to health. The nature and significance of the effect against this SA Objective for this topic will primarily relate to the presence of conflicting neighbouring land uses.
	Access to existing pedestrian routes - This SA Objective will addresses two separate issues relating to health. The nature and significance of the effect against this SA Objective for this topic will primarily relate to the distance of the site from existing pedestrian routes (strategic footpaths and cycle routes).
14	Access to existing Recreational Areas - This objective relates to creating opportunities for the community to reduce levels of obesity. The nature and significance of the effect against this SA Objective for this topic will primarily relate to the distance of the site from existing local recreational areas.
17	Weald Moors - This objective relates to the protection of peat in the Weald Moors from development and human activities. The nature and significance of effects against this SA Objective primarily relates to whether the site is within the Weald Moors.
18	Biodiversity - The nature and significance of the effects against this SA Objective primarily relates to the potential effects on designated biodiversity.
19	Green Infrastructure and the Green Network - The nature and significance of the effects against this SA Objective primarily relates to the potential loss of GI and the Green Network.

20	Landscape - The nature and significance of the effects against this SA Objective will primarily relate to the landscape sensitivity of the site option. If the landscape sensitivity is not known then it is assumed that development on a greenfield site has the potential for a minor negative effect and development of a brownfield site has the potential for a minor positive effect.
21	Historic Environment - The nature and significance of the effects against this SA Objective will primarily relate to potential effects on designated heritage assets.
22	Traffic - This objective relates to achieving a reduction in CO2 emissions. The nature and significance of the effects against this SA Objective will primarily relate to the potential traffic impacts of development at the site options.
24	Flooding - The nature and significance of the effects against this SA Objective will primarily relate to if a site option is within an area of flood risk, or has the potential to reduce flood risk.
25	Agricultural Land - The nature and significance of the effect will primarily relate to the land type (greenfield/ brownfield) of the site and the loss of best and most versatile agricultural land.

Telford Sites

Hadley & Leegomery

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
67	0	+	0	-	+	-	+	0	+	+	0	0	-	-	0	-	0	-
Summary: Development at this site could result in the loss of green infrastructure (outside of the green network). The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is adjacent to a moderately large roundabout which inhibits access to safe and permeable footpaths, however the site does have good access to the existing strategic cycle network, and bus route which can enhance access to the local centre services and facilities which are currently beyond reasonable walking distance. The site is within reasonable walking distance to a secondary school, but not a primary school. The site is within reasonable walking distance of existing recreational space. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development would result in the loss of greenfield land in an urban area; potential for a minor negative effect.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
69	0	+	0	?	--	+	--	0	++	+	0	0	--	-	0	-	0	-
Summary: Development at this site could result in the loss of green infrastructure within the green network. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and educational facilities. The site is within reasonable walking distance however to local centre services and facilities, strategic footpaths, strategic cycle routes and recreational space. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development would result in the loss of greenfield land in an urban area; potential for a minor negative effect. Any increased traffic as a result of development may negatively affect traffic constraints along the A442 and at Leegomery Roundabout.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
148	++	0	0	-	--	--	+	0	+	-	0	0	-	-	0	--	0	-
Summary: The site could deliver employment growth within an existing strategic employment area, as identified in the Proposed Housing and Employment Sites Document (2014). Development could result in the loss of green infrastructure (outside of the green network). The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and train), local centre services and facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development would result in the loss of greenfield land in an urban area; potential for a minor negative effect.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
151	++	0	0	-	--	--	--	0	--	+	0	0	--	-	0	--	-	-
Summary: The site could deliver employment growth within an existing strategic employment area, as identified in the Proposed Housing and Employment Sites Document (2014). The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and train), strategic footpaths and cycle routes, and local centre services and facilities. The site is within reasonable walking distance to recreational space. The site lies partially within a Flood Risk Zone 2 area and would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at this site would result in the loss of green infrastructure that lies partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development would result in the loss of greenfield land in an urban area; potential for a minor negative effect.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
152	++	0	0	-	--	--	--	0	+	-	0	0	--	-	0	--	0	-
Summary: The site could deliver employment growth within an existing strategic employment area, as identified in the Proposed Housing and Employment Sites Document (2014). The site is located within the Rushmoor Waste Water Treatment Works catchment area which has																		

been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and train), strategic footpaths, local centre services and facilities and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development would result in the loss of greenfield land in an urban area; potential for a minor negative effect.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
191	0	+	0	?	+	+	+	0	++	++	0	0	--	-	0	-	0	-

Summary:

. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, strategic footpaths and cycle routes, secondary educational facilities and local centre services and facilities. The site is adjacent to an existing recreational area. Development at the site will result in the loss of green infrastructure within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development would result in the loss of greenfield land in an urban area; potential for a minor negative effect.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
357	0	++	0	-	--	+	+	0	+	+	0	0	-	+	0	--	0	+

Summary:

Given its size, the site has the potential to deliver a large amount of housing. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary schools and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes, a secondary school, local centre services and facilities and recreational space. The site contains New Hadley Brickpit SSSI which is designated for geological features. Provided development avoids the SSSI and maintains exposure of the geological features it is considered that there will not be a significant negative effect; potential for a residual neutral effect. Development at the site could result in the loss of some green infrastructure (outside of the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), development would regenerate a working quarry with the potential for minor positive effects on the townscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A442.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
382	0	+	0	?	--	+	--	0	++	-	0	0	--	-	0	-	0 ?	-

Summary:

Development at the site could result in the loss of green infrastructure partially within the green network. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), educational facilities and recreational space. The site is within reasonable walking distance to existing strategic footpaths and cycle routes and local centre services and facilities. The site is located adjacent to an area of flood risk, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until lower level detailed assessments have been carried out. The site has been identified in the Landscape Sensitivity Study Update (2014) as of medium / low landscape sensitivity to housing development, as the site is greenfield land it is considered to have the potential for a minor negative effect on landscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A442 and at Leegomery Roundabout.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
388	++	0	0	-	--	--	--	0	--	+	0	0	-	--	0	--	-	--

Summary:

The site could deliver employment growth within an existing strategic employment area, as identified in the Proposed Housing and Employment Sites Document (2014). The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance of existing recreational space. Development at the site could result in the loss of green infrastructure (outside of the green network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site contains an area of flood risk (Zones 2 and 3), development would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at this site would also result in the permanent loss of best and most versatile agricultural land (Grade 2).

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
410	++	0	0	?	--	--	--	0	++	-	0	0	--	-	0 ?	--	0	-

Summary:

The site could deliver employment growth within an existing strategic employment area, as identified in the Proposed Housing and Employment Sites Document (2014). There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), educational facilities, local centre services and facilities and recreational space. The site is within reasonable walking distance to the existing strategic footpaths and cycle routes. Development at the site would result in the loss of green infrastructure partially within the green network. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. The site is adjacent to 2 Listed Buildings and as such will require sensitive and responsive design; it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects, potential for a residual neutral effect against SA Objective 21 with an element of uncertainty until site level details arise. Any increased traffic as a result of development may negatively affect traffic constraints along the A442 and at Hadley Park Roundabout.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
449	++	0	0	?	--	--	-	0	++	-	0	0	--	-	0 ?	--	0	-

Summary:

The site could deliver employment growth within an existing strategic employment area, as identified in the Proposed Housing and Employment Sites Document (2014). There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and recreational space. The site is within reasonable walking distance to strategic footpaths and cycle routes. Development at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development would result in the loss of greenfield land in an urban area; potential for a minor negative effect. The site is adjacent to a Listed Building and as such will require sensitive and responsive design; it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects, potential for a residual neutral effect against SA Objective 21 with an element of uncertainty until site level details arise. Any increased traffic as a result of development may negatively affect traffic constraints along the A442.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
493	0	+	0	?	+	+	+	0	++	+	0	0	-	-	0	-	0	-

Summary:

There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, local

centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the green network). The site is adjacent to an area of flood risk, though mitigation provided through the Local Plan should ensure that there are no significant negative effects development should consider the prediction that the extent of the flood zone will increase as a result of climate change. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development would result in the loss of greenfield land in an urban area; potential for a minor negative effect.

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
565	0	+	-	-	--	--	0	--	+	0	0	-	-	0	-	+

Summary:

Development at the site may hinder future access to and use of mineral resources, and the site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance of existing recreational space. Development at the site would result in the loss of green infrastructure (outside the green network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. The site contains an area of flood risk (Zones 2 and 3), development would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site would regenerate small areas of previously developed land promoting the efficient use of land.

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
700	-	+	0	-	--	--	0	--	-	0	0	-	-	0	-	--

Summary:

Housing at this site would be located within an existing strategic employment area, and may hinder the future expansion of employment development in this area. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site would result in the loss of green infrastructure (outside the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development would result in the loss of greenfield land on the edge of an urban area; potential for a minor negative effect. The site contains an area of flood risk that runs centrally through the site, development would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at this site would also result in the permanent loss of best and most versatile agricultural land (Grade 3a).

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
725	-	+	0	?	--	--	--	0	++	-	0	0	--	-	0	-	0	-
Summary: Housing at this site would be located within an existing strategic employment area, and may hinder the future expansion of employment development in this area. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and recreational space. The site is within reasonable walking distance to existing strategic footpaths and cycle routes. Development at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development would result in the loss of greenfield land on the edge of an urban area; potential for a minor negative effect. Any increased traffic as a result of development may negatively affect traffic constraints along the A442.																		

Ketley & Oakengates

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
128	0	+	0	-	--	--	--	0	++	+	0	0	--	-	0	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and educational facilities. The site is within reasonable walking distance to existing strategic footpaths and cycle routes and recreational space. Development at the site would result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development would result in the loss of greenfield land on the edge of an urban area; potential for a minor negative effect.																		

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25

138	--	++	0	-	-	+	+	0	++	-	0	0?	--	-	0	--	-	+
Summary: Given its size, the site could deliver a large amount of housing, however development at the site would result in the loss of existing employment uses at Mafeking Road. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing bus routes, but beyond reasonable walking distance to existing train services, and the dominance of the road network to the west and south of the site (M54 and A523) could create barriers to movement. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities and strategic footpaths and cycle routes. Development at the site could result in the loss of existing recreational space, however there is alternative recreational space within 800m. The site is adjacent to a county wildlife site located within the A5223. The road offers a barrier between the development site and the wildlife site, however there is still the potential for negative effects. The mitigation provided through the Local Plan should reduce the extent of these effects; potential for a residual neutral effect against SA Objective 18 with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), it contains areas of previously developed land however the site is predominantly greenfield land within the urban area; potential for a minor negative effect on landscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A5223. The site contains an area of flood risk (Zones 2 and 3), development would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site would regenerate areas of previously developed land promoting the efficient use of land.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
196	0	+	0	-	--	--	+	0	+	+	0	0	--	-	0	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and strategic footpaths. The site is within reasonable walking distance to strategic cycle routes, secondary educational facilities and recreational space. Development at the site would result in the loss of green infrastructure within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land adjacent to the urban area; potential for a minor negative effect.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
197	0	+	0	-	+	+	+	0	++	+	0	0	-	-	0	-	0	-

Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, strategic footpaths and cycle routes, town centre services and facilities, secondary educational facilities and recreational space. Development at the site could result in the loss of green infrastructure (outside of the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect. Any increased traffic as a result of development may negatively affect traffic constraints along the A442.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
306	0	+	0	-	++	+	++	0	+	+	0	0	+	+	0	-	0	++

Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing public transport (buses and trains), strategic cycle routes, town centre services and facilities, educational facilities and recreational space. The site is beyond reasonable walking distance to existing strategic footpaths. Development would regenerate previously developed land promoting the efficient use of land, with the potential to also enhance green infrastructure connections. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate an existing car park with the potential for positive effects on the townscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A442.																		
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Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
335	0	+	0	-	--	+	++	0 ?	++	+	0	0	--	+	0	-	0	+

Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains). The site is within reasonable walking distance to existing strategic footpaths and cycle routes, local centre services and facilities, educational facilities and recreational space. The site is adjacent to a recycling centre and the M54, with the potential for minor negative effects on health, however mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there are no significant negative effects; potential for a residual neutral effect against SA Objective 13 with an element of uncertainty until site level details arise. Development could regenerate an area of previously																		
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developed land, it may also lead to the loss of green infrastructure, partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate previously developed land with the potential for positive effects on the townscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
349	0	+	0	-	--	--	--	0	++	+	0	0	--	-	0	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and educational facilities. The site is within reasonable walking distance to strategic footpaths and cycle routes and recreational space. Development could lead to the loss of green infrastructure within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
367	0	+	0	-	++	+	+	0	+	+	0	0	--	-	0	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, secondary education facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
371	0	+	0	-	--	--	--	0	++	+	0	0	--	-	0	-	0	+
Summary:																		

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and educational facilities. The site is within reasonable walking distance to strategic footpaths and cycle routes and recreational space. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects on residents. Development at the site could result in the loss of green infrastructure within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect. Development at the site could regenerate a small area of previously developed land promoting the efficient use of land.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
387	++	0	0	--	++	++	--	0	++	+	0	0	--	+	0 ?	--	0	+

Summary:

Development at the site could deliver employment growth within an existing strategic employment area, as identified in the Proposed Housing and Employment Sites Document (2014). The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified in the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing educational facilities. The site is within reasonable walking distance to existing public transport modes (buses and trains), strategic footpaths and cycle routes, Telford town centre services and facilities and recreational space. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects on residents. Development at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate an area of previously developed land with the potential for a minor positive effect on the townscape. The northern part of the site is adjacent to a Listed Building and as such development would require sensitive and responsive design, it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 21 with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
397	0	+	0	-	++	+	+	0	+	+	0	0	--	-	0	-	0	-

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing primary educational

facilities and strategic footpaths. The site is within reasonable walking distance to public transport modes (buses and trains), town centre services and facilities, strategic cycle routes, secondary educational facilities and recreational space. Development at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
428	0	+	0	-	+	+	++	0	+	+	0	0	--	-	0	-	0	-

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services and strategic footpaths. The site is within reasonable walking distance to existing bus services, town centre services and facilities, educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
437	0	+	0	-	--	+	++	0	+	+	0	0	--	-	0	-	0	-

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and strategic footpaths. The site is within reasonable walking distance to strategic cycle routes, local centre services and facilities, educational facilities and recreational space. Development at the site would result in the loss of green infrastructure within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
474	0	+	0	-	--	--	--	0	++	+	0	0	--	-	0 ?	-	0	+

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and educational facilities. The site is within reasonable walking distance to strategic footpaths and cycle routes and recreational space. Development at the site could regenerate an area of previously developed land, however it could also result in the loss of green infrastructure within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect. The site contains a Listed Building and as such will require sensitive and responsive design, it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 21 with an element of uncertainty until lower level site details arise.

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
476	0	+	0	-	+	--	+	0	++	+	0	0	--	-	0	-

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is beyond reasonable walking distance to existing train services and local centre services and facilities. Development at the site could result in the loss of green infrastructure within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
502	0	+	0	-	--	--	--	0	++	+	0	0	--	+	0	-

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and educational facilities. The site is within reasonable walking distance to existing footpaths and cycle routes and recreational space. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects on residents. Development at the site could result in the loss of some green infrastructure partially within the green network. The site has not

been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate an area of previously developed land with the potential for minor positive effects on townscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
525	0	+	0	-	+	+	+	0	+	++	0	0	-	-	0	--	0	-

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities and strategic cycle routes. The site is beyond reasonable walking distance to train services and strategic footpaths. The site is adjacent to an existing recreational area. The site is located partially within an historic landfill area, with the potential for minor negative effects on health and amenity, mitigation provided through the Local Plan and available at the project level should remediate the land and alleviate any significant negative effects; potential for a residual neutral effect. Development at the site could result in the loss of green infrastructure (outside of the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
549	--	+	0	-	+	+	+	0	++	+	0	0	--	+	0	-	0	+

Summary:

Development at this site could result in the loss of an existing employment area; Ketley Business Park. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is beyond reasonable walking distance to train services and primary educational facilities. The site is predominantly previously developed land, though development could lead to the loss of green infrastructure partially within the green network, given the size of the area that falls within the green network, the effect is only considered to be minor. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate previously developed land within the urban area, promoting the efficient use of land with the potential to improve the townscape.

SA Objective

Site Option	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
670	0	+	0	-	--	+	++	0	+	+	0	0	--	-	0	-	0	-

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes, local centre services and facilities, educational facilities and recreational space. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects on residents; potential for a residual neutral effect against SA Objective 13. The site is located partially within an historic landfill area, with the potential for minor negative effects on health and amenity, mitigation provided through the Local Plan and available at the project level should remediate the land and alleviate any significant negative effects; potential for a residual neutral effect. Development at the site could result in the loss of green infrastructure within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
679	0	+	0	-	++	+	+	0	++	+	0	0	--	-	0	-	0	-

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing primary educational facilities. The site is within reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect. Any increased traffic as a result of development may negatively affect traffic constraints along the A442.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
762	--	+	0	-	+	+	--	0	++	+	0	0	-	-	0	-	0	+

Summary:

Development at this site could result in the loss of an existing employment area in Ketley Business Park. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to bus services, local centre services and facilities, strategic footpaths and cycle routes and recreational space. The site is beyond reasonable walking distance to train services and educational facilities. Development could lead to the loss of small areas of green infrastructure (outside of the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), it contains areas of previously developed land however the site is predominantly greenfield land within the urban area; potential for a minor negative effect on landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
816	--	+	0	?	--	+	+	0	+	-	0	0	--	-	0	-	0	+

Summary:

Development at this site could result in the loss of existing employment land. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to strategic cycle routes and local centre services and facilities. Development at the site could result in the loss of recreational grounds (although there is alternative recreational space within 800m) and green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), the site contains some previously developed land, however it is predominantly greenfield land with the potential for a minor negative effect on landscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A5223.

Muxton

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
26	0	+	0	-	+	+	++	0	+	+	0	0 ?	--	-	0	-	0	-

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services and

strategic footpaths. The site is within reasonable walking distance to bus services, town centre services and facilities, educational facilities, strategic cycle routes and recreational space. The site is located within 200m of a Local Wildlife Site with the potential for minor negative effects, however it is considered that the mitigation provided through Local Plan policies should ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 18 with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
31	?	+	0	?	--	--	--	0	+	-	0	0	-	+	0	-	0	+

Summary:

It is uncertain whether this site is currently used for employment purposes. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of a small area of green infrastructure (outside of the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however the site is predominantly previously developed land with the potential for minor positive effects on landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
101	0	+	0	-	+	--	+	0	+	-	0	0 ?	--	-	0	-	0	-

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, primary educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing bus services, secondary educational facilities and strategic cycle routes. The site is within 200m of a Local Wildlife Site, however given the mitigation provided through the Local Plan and the presence of a roundabout acting as a barrier between the development site and the wildlife site it is considered unlikely that there will be any significant negative effects; potential for a residual neutral effect against SA Objective 18 with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
113	0	+	-	?	--	+	+	0	+	+	0	0 ?	-	--	0 ?	-	0	--

Summary:

Development at the site could hinder the future access to and use of mineral resources (partially in buffer zone). There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), strategic footpaths and primary educational facilities. The site is within reasonable walking distance to local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site is adjacent to a naturist club with the potential for minor negative effects arising from conflicting neighbouring land uses, mitigation provided through Local Plan policy and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects to residential amenity; potential for a residual neutral effect against SA Objective 13. The site is adjacent to Granville Country Park and as such development has the potential for minor negative effects against biodiversity, it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects, it is also considered that development at the site could enhance access to the County Park; potential for a residual neutral effect against SA Objective 18 with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure (outside of the green network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site is adjacent to a Listed Building and as such will require sensitive and responsive design, it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site however would result in the permanent loss of best and most versatile agricultural land (the site contains areas of Grade 2, 3a and 3b).

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
115	0	+	0	?	--	--	--	0	+	+	0	-	--	--	0	-	0	-

Summary:

There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. The site is adjacent to a kennels which may cause disturbance for new residents, however mitigation provided through environmental health policies should ensure no significant negative effects; potential for a residual neutral effect against SA Objective 13. The site is adjacent to Granville Country Park, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual minor negative effect from increased disturbance, noise and light pollution. It is also recognised that development at the site could enhance

access to the County Park. Development at the site could result in the loss of green infrastructure within the green network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
144	0	+	-	-	+	+	--	0	+	+	0	0	-	-	0	-	0	--

Summary:

Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing bus services, local centre services and facilities, strategic cycle routes and recreational space. The site is beyond reasonable walking distance to existing train services, educational facilities and strategic footpaths. Development at the site could also result in the loss of green infrastructure (outside of the green network), and would also result in the permanent loss of Grade 2 best and most versatile agricultural land. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. Any increased traffic as a result of development may negatively affect traffic constraints around Clock Tower Roundabout.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
204	0	+	-	?	--	--	--	0	++	+	0	-	--	--	- ?	-	0	-

Summary:

Development at the site could hinder the future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and educational facilities. The site is within reasonable walking distance to existing strategic footpaths and cycle routes and recreational space. The site is adjacent to Local Wildlife Site, development at this site could contribute to enclosing the Wildlife Site. Though mitigation provided through the Local Plan should ensure that there are no significant negative effects there is the potential for a residual minor negative effect through loss of connectivity and increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the green network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site is adjacent to a Scheduled Monument and as such will require sensitive and responsive design, it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects; however development may alter the setting with the potential for a residual minor negative effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
265	0	+	-	?	--	--	--	0	++	++	0	-	--	-	0	-	0	--

Summary:

Development at the site could hinder the future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and educational facilities. The site is within reasonable walking distance to existing strategic footpaths and cycle routes. The site is adjacent to an existing recreational area. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is still the potential for a residual minor negative effect through increased disturbance, light and noise pollution. Development at the site could result in the loss of green infrastructure within the green network. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. Development would also result in the permanent loss of best and most versatile agricultural land (the site contains Grades 3a and 3b agricultural land).

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
350	0	+	0	-	+	+	--	0	+	+	0	0	-	-	0	-	0	--

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing bus services, local centre services and facilities, strategic cycle routes and recreational space. The site is beyond reasonable walking distance to existing train services, educational facilities and the strategic footpath network. Development at the site would result in the loss of green infrastructure (outside of the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land adjacent to the urban area; potential for a minor negative effect. Development at the site would also result in the permanent loss of best and most versatile agricultural land (Grade 2).

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
351	0	+	-	-	+	+	--	0	+	+	0	0	-	-	0	-	0	--

Summary:

Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing bus services, local centre services and facilities, strategic cycle routes and recreational space. The site is beyond reasonable walking distance to existing train services, educational facilities and strategic footpaths. Development at the site could result in the loss of green infrastructure (outside of the green network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. Development at the site would also result in the permanent loss of best and most versatile agricultural land (Grade 3a).

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
393	++	0	0	?	--	--	+	0	++	+	0	-	--	-	0	--	0	+

Summary:

The site could deliver employment growth within a strategic employment area, as identified in the Proposed Housing and Employment Sites Document (2014). There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), and local centre services and facilities. The site is within reasonable walking distance to existing secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to Granville Country Park, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is potential for a residual minor negative effect through increased disturbance, noise and light pollution. It is also recognised that development at the site could enhance access to the Country Park. Development at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), the site contains areas of previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on landscapes.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
405	0	++	-	-	+	--	--	0	++	-	0	0	-	--	0	--	0 ?	--

Summary:

Given its size, the site could deliver a large amount of housing. Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing trains, local centre services and facilities, educational facilities and recreational space. The site is within reasonable walking distance to existing bus services and strategic footpath and cycle routes. Development at the site could result in the loss of green infrastructure (outside of the green network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium

sensitivity to housing development. The site is adjacent to an area of flood risk, and development across this large area has the potential to affect flood risk in the wider area, it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site would also result in the permanent loss of best and most versatile agricultural land (Grades 2, 3a and 3b).

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
407	++	0	0	?	+	--	+	0	++	+	0	-	--	-	0	--	0	-

Summary:

The site could deliver employment growth within a strategic employment area, as identified in the Proposed Housing and Employment Sites Document (2014). There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services and local centre services and facilities. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within 200m of a SSSI and contains areas of a local wildlife site, the mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution, particularly when considering the size of the site and potential quantum of development. Development at the site could result in the loss of green infrastructure partially within the green network. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
446	0	+	--	-	+	--	--	0	++	+	0	0	-	-	0	-	0	--

Summary:

Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities and educational facilities. The site is within reasonable walking distance to existing bus services, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the green network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. Development at the site could also result in the permanent loss of best and most versatile agricultural land (Grade 2).

SA Objective

Site Option	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
504	0	+	-	-	+	+	--	0	+	+	0	0	-	-	0 ?	-	0 ?	--

Summary:

Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, educational facilities and strategic footpaths. The site is within reasonable walking distance to bus services, local centre services and facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the green network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. The site is adjacent to a Listed Building and as such will require sensitive and responsive design, it is considered that the mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 21 with an element of uncertainty until site level details arise. Any increased traffic as a result of development may negatively affect traffic constraints around Clock Tower Roundabout. The site is adjacent to an area of flood risk, and development has the potential to affect flood risk in the wider area, it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site would also result in the permanent loss of best and most versatile agricultural land (Grade 2).

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
601	0	+	--	-	--	--	--	0	++	+	0	0	-	--	0	-	0	--

Summary:

Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes, local centre services and facilities and educational facilities. The site is within reasonable walking distance to existing strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the green network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Development at the site could result in the permanent loss of best and most versatile agricultural land (Grade 3a).

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25

630	0	+	-	-	+	--	--	0	+	+	0	0	-	-	0	-	0	--
Summary: Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to bus services, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the green network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. Development at the site would also result in the permanent loss of best and most versatile agricultural land (Grade 2).																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
658	+	++	-	?	--	+	--	0	++	+	0	-	-	-	- ?	--	0	--
Summary: Given its size, the site can deliver a large amount of new housing. Development at the site could hinder the future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and educational facilities. The site is within reasonable walking distance to local centre services and facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a naturist club with the potential for minor negative effects arising from conflicting neighbouring land uses, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there are no significant negative effects; potential for residual neutral effect. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss green infrastructure (outside of the green network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. The site is adjacent to a Scheduled Monument and as such will require sensitive and responsive design, it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects; however development may alter the setting with the potential for a residual minor negative effect with an element of uncertainty until site level details arise. Any increased traffic as a result of development may negatively affect traffic constraints around Limekiln Bank Roundabout. Development at the site would result in the permanent loss of best and most versatile agricultural land (Grades 2, 3a and 3b).																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
729	0	+	0	?	--	+	--	0	+	-	0	0	-	--	-	-	0	--

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
813	0	+	-	-	+	--	--	0	+	+	0	0	-	-	0	-	0	--

Summary:
Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to bus services, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the green network). The site is identified in the

Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. Development at the site would also result in the permanent loss of best and most versatile agricultural land (Grade 2).

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
902	0	+	-	?	--	--	--	0	+	-	0	0	-	-	0	-	-	--
Summary: The site lies partially within a minerals resource area, the extent of the negative effect against SA Objective 7 however is only considered to be minor given the small size of the areas that lie across two borders of the site. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. Development could result in the loss of green infrastructure (outside of the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land adjacent to the urban area; potential for a minor negative effect. Any increased traffic as a result of development may negatively affect traffic constraints around Clock Tower Roundabout. The site lies partially within Flood Risk Zones 2 and 3; development would require Sequential and Exception Tests in line with the Local Plan and NPPF. . Development at the site would also result in the permanent loss of best and most versatile agricultural land (the site contains Grades 2, 3a and 3b).																		

Donnington

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
401	0	+	0	-	+	+	++	0	+	+	0	0	--	+	0	-	0	+
Summary: Development at the site would result in the loss of existing community uses. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of small areas of green infrastructure partially within the green network. The site																		

has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate an area of previously developed land with the potential for a minor positive effect on the townscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
759	0	+	0	-	--	--	--	0	--	+	0	0	-	-	0	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing recreational space. Development at the site could result in the loss of green infrastructure (outside of the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
760	0	+	0	-	--	--	--	0	+	+	0	0	-	-	0	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
761	0	+	0	-	--	--	--	0	--	+	0	0	-	-	0	-	-	-
Summary: A brook runs through the centre of the site. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable																		

walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing recreational space. Development at the site could result in the loss of green infrastructure (outside of the green network) and could negatively affect blue infrastructure on site. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect. The site also contains an area of flood risk (Zones 2 and 3) development would require Sequential and Exception Tests in line with the Local Plan and NPPF.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
820	++	0	0	?	--	--	--	0	+	+	0	0	--	-	0	--	0	-
Summary: The site could deliver employment growth within a strategic employment area, as identified in the Proposed Housing and Employment Sites Document (2014). There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area, development has the potential for a minor negative effect on the landscape.																		

Wrockwardine Wood & Trench

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
10	--	+	0	-	+	+	--	0	++	+	0	0	--	+	0	-	0	+
Summary: The site contains educational facilities that are being relocated in September 2015. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services and educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities, strategic footpaths and cycle routes and recreational space. Development at this site could result in the loss of green infrastructure partially within the Green Network. The site has																		

not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate previously developed land within an urban area, with the potential to positively enhance the townscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A442.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
100	0	+	0	-	+	+	+	0	++	+	0	0	--	-	0	-	-	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site contains a cycle track, it is recommended that this is retained in new development on site. Development at the site would result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect. The site also contains an area of flood risk (Zones 2 and 3) development would require Sequential and Exception Tests in line with the Local Plan and NPPF.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
118	--	+	0	-	+	+	+	0	+	+	0	0	--	-	0 ?	-	0	+

Summary:
Development at the site could result in the loss of a school providing employment and educational facilities for the local area. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, secondary educational facilities and strategic footpaths, which could contribute to increased reliance on the private vehicle. The site is within reasonable walking distance to existing bus services, primary educational facilities, local centre services and facilities, strategic cycle routes and recreational space. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), development could regenerate previously developed land within an urban area, however as the site is predominantly greenfield land, development has the potential for a minor negative effect on landscape. The site is located close to a Listed Building and as such will require sensitive and responsive design, it is considered that suitable mitigation is provided through the Local Plan to ensure that there will not be any significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
140	--	+	0	-	+	+	++	0	+	+	0	0?	--	?	0	-	0	+

Summary:
Development at this site could result in the loss of an existing leisure centre providing health facilities and local employment opportunities. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services and strategic footpaths. The site is within reasonable walking distance to bus services, local centre services and facilities, educational facilities, strategic cycle routes and recreational space. The site is located within 200m of a local wildlife site, however there is existing development and roads creating a buffer between the development site and the wildlife site. Considering this and the mitigation provided through the Local Plan, it is considered unlikely that there would be any significant negative effects; potential for a residual neutral effect against SA Objective 18 with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate a small area of previously developed land and result in the loss of greenfield land within an urban area; the potential effects on townscape are uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
157	0	+	0	-	+	+	+	0	+	+	0	0?	--	-	0	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site is located within 200m of a local wildlife site, however there is existing development and roads creating a buffer between the sites; mitigation provided through the Local Plan should ensure that there will not be any significant negative effects; potential for a residual neutral effect against SA Objective 18 with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.																		

SA Objective

Site Option	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
164	0	+	0	-	+	+	++	0	++	+	0	0	--	-	0	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site would result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect. Any increased traffic as a result of development may negatively affect traffic constraints along the A442.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
195	0	+	0	-	--	+	++	0	++	+	0	0	--	-	0	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains). The site is within reasonable walking distance to local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect. Any increased traffic as a result of development may negatively affect traffic constraints along the A442.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
280	0	+	0	-	+	+	++	0	+	--	0	0	--	-	0	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing bus services, educational facilities, local centre services and facilities and strategic cycle routes. The site is beyond reasonable walking distance to																		

existing train services and strategic footpaths. Development at the site could result in the loss of recreational grounds (playing fields), and the site is beyond reasonable walking distance to existing alternative provisions of recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
396	0	+	0	-	+	+	+	0	+	+	0	0	--	-	0	-	0	-

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site is beyond reasonable walking distance to existing train services, primary educational facilities and strategic footpaths. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
668	0	+	0	-	+	+	+	0	+	+	0	0	--	+	0	-	0	+

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site is beyond reasonable walking distance to existing train services, primary educational facilities and strategic footpaths. Development at the site would result in loss of some green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate an area of previously developed land with the potential for minor positive effects on townscape.

Site Option	SA Objective																
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25	

737	0	+	0	-	+	+	++	0	+	-	0	0	--	-	0	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities and strategic cycle routes. The site is beyond reasonable walking distance to existing train services and strategic footpaths. Development at the site would result in the loss of existing recreational space, however there is alternative provisions of recreational space within reasonable walking distance of the site. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.																		

Lawley & Overdale

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
63	0	+	0	-	--	+	--	0	+	+	0	0	--	-	0	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
79	0	+	0	--	--	++	--	0	+	++	0	0	--	+	0	-	0	+
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses																		

and trains), educational facilities and strategic footpaths. The site is adjacent to the motorway, which may cause health related issues and disturbance for any new residents, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 13. The site is adjacent to an existing recreational area. Development at the site would result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate an area of previously developed land with the potential for minor positive effects on the townscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
80	0	+	0	--	-	-	-	-	-	-	0	0	--	-	0	-	0	-

Summary:

This site is enclosed by motorway slip roads, safe and appropriate access to the site may be difficult to achieve, and there may also be negative effects for the safety of new residents traversing the site, and mitigation could be difficult and expensive, especially given the size of the site. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. Although the site is within reasonable walking distance of existing public transport modes, town centre services and facilities, primary educational facilities and strategic cycle routes, the surrounding busy roads that enclose the site are likely to create barriers to safe movement, thus creating minor negative effects against accessibility and neighbouring land uses. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect. Any increased traffic as a result of development may negatively affect traffic constraints within the Town Centre.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
95	0	+	0	--	+	++	--	0	++	-	0	0	-	+	0	-	0	+

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is within reasonable walking distance to existing bus services, town centre services and facilities, and strategic footpaths and cycle routes. The site is beyond reasonable walking distance to existing train services, educational facilities and recreational space. Development could result in the loss of small areas of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate previously developed land in an urban area, with the potential for minor positive effects on the townscape. Any increased traffic as a result of development may negatively affect traffic constraints within the Town Centre.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
105	0	+	0	--	++	++	--	0	++	-	0	0	--	-	0	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is within reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, and strategic footpaths and cycle routes. The site is beyond reasonable walking distance to existing educational facilities and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect. Any increased traffic as a result of development may negatively affect traffic constraints within the Town Centre.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
106	0	+	0	--	+	++	--	0	++	-	0	0	--	-	0	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is within reasonable walking distance to existing bus services, town centre services and facilities, and strategic footpaths and cycle routes. The site is beyond reasonable walking distance to existing educational facilities and recreational space. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect. Any increased traffic as a result of development may negatively affect traffic constraints within the Town Centre.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
143	0	+	0	-	--	+	--	0	++	-	0	0	--	+	0	-	0	+

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport

modes (buses and trains) and educational facilities. The site is within reasonable walking distance to existing local centre services and facilities and strategic footpaths and cycle routes. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects on residents. Development at the site could result in the loss of existing recreational space, however there is alternative recreational space within 800m. Development at the site could result in the loss of some green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate an area of previously developed land with the potential for minor positive effects on townscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
207	0	+	0	-	--	--	+	0	++	+	0	0	--	+	0	-	0	+

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, and secondary educational facilities. The site is within reasonable walking distance to primary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of some green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate an area of previously developed land with the potential for minor positive effects on townscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
208	0	+	0	-	--	-	--	0	++	+	0	0	--	-	0	-	0	-

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, and educational facilities. The site is within reasonable walking distance to existing strategic footpaths and cycle routes and recreational space. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.

SA Objective

Site Option	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
323	0	+	0	--	--	++	--	0	++	+	0	0	-	+	0	-	0	+

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), and educational facilities. The site is within reasonable walking distance to existing strategic footpaths and cycle routes and recreational space. Development could result in the loss of some green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate an area of previously developed land with the potential for minor positive effects on townscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
325	++	0	0	--	++	++	--	?	++	-	0	0	-	-	0	--	0	-

Summary:

The site could deliver employment growth within a strategic employment area, as identified in the Proposed Housing and Employment Sites Document (2014). The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing educational facilities and recreational space. The site is within reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities and strategic footpaths and cycle routes. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects on residents. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area, development has the potential for a minor negative effect on the landscape. Any increased traffic as a result of development may negatively affect traffic constraints within the Town Centre.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
389	++	+	0	--	+	++	--	0	++	+	0	0	--	+	0	-	0	+

Summary:

The site could deliver employment growth within a strategic employment area, as identified in the Proposed Housing and Employment Sites Document (2014). The site could also deliver housing as part of mixed use development. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, and educational facilities. The site is within reasonable walking distance to existing bus services, town centre services and facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of some green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however development could regenerate an area of previously developed land with the potential for minor positive effects on townscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
421	0	+	0	-	--	+	--	0	++	+	0	0	--	-	0	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport (buses and trains) and educational facilities. The site is within reasonable walking distance to local centre services and facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects on residents. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
425	0	+	0	--	+	++	--	0	+	+	0	0	-	-	0	-	0	-
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is within reasonable walking distance to existing bus services, town centre services and facilities, strategic cycle routes and recreational space. The site is beyond reasonable walking distance to existing train services, educational facilities and strategic footpaths. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
462	0	+	0	-	--	--	--	0	++	+	0	0	--	-	0	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, and educational facilities. The site is within reasonable walking distance to existing strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
488	0	+	0	--	--	++	--	0	++	+	0	0	--	+	0	-	0	+
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes, and educational facilities. The site is within reasonable walking distance to strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of some green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate an area of previously developed land with the potential for minor positive effects on townscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
638	--	+	0	--	++	++	--	0	++	-	0	0	-	+	0	-	0	+
Summary: Development at the site would result in the loss of Telford Shopping Centre. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is within reasonable walking distance to existing public transport services (buses and trains), town centre services and facilities and strategic footpaths and cycle routes. The site is beyond reasonable walking distance to educational facilities and recreational space.																		

Development at the site could result in the loss of small areas of green infrastructure (outside of the Green Network); given the size of the areas of GI, the extent of this negative effect is only considered to be minor. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate previously developed land, with the potential to improve the townscape. Any increased traffic as a result of development may negatively affect traffic constraints within the Town Centre.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
648	--	+	0	-	--	+	+	0	++	+	0	0	-	+	0	-	0	+

Summary:

Development at the site could result in the loss of local educational facilities which also provide local employment opportunities. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport facilities (buses and trains), and secondary educational facilities. The site is within reasonable walking distance to existing local centre services and facilities, primary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of some green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), development could regenerate an area of previously developed land with the potential for a minor positive effect on townscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
671	0	+	0	-	--	+	--	0	+	+	0	0	--	-	0	-	0	-

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
758	--	+	0	--	++	++	--	0	++	-	0	0	-	+	0	-	0	+

Summary: Development at the site could result in the loss of existing employment land (Government Offices). The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is within reasonable walking distance to existing public transport services (buses and trains), town centre services and facilities, and strategic footpaths and cycle routes. The site is beyond reasonable walking distance to existing educational facilities and recreational space. Development could result in the loss of small areas of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate an area of previously developed land, with the potential for minor positive effects on townscape. Any increased traffic as a result of development may negatively affect traffic constraints within the Town Centre.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
908	0	+	0	?	--	--	--	0	+	++	0	0	--	-	0?	-	0	-
Summary: There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport services (buses and trains), local centre services and facilities, educational facilities and strategic footpaths, which could increase reliance on the private vehicle. The site is within reasonable walking distance to strategic cycle routes. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects on residents. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect. The site is adjacent to a Listed Building and as such will require sensitive and responsive design, it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 21 with an element of uncertainty until site level details arise.																		

Priorslee

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
24	0	+	0	--	--	+	--	0	--	+	0	0?	--	-	0	-	0	-

Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing local centre services and facilities and recreational space. The site is located within 200m of a local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect. Any increased traffic as a result of development may negatively affect traffic constraints around Limekiln Bank Roundabout.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
104	0	+	0	--	--	+	--	0	--	+	0	0	--	-	0	-	0	-
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is within reasonable walking distance to existing local centre services and facilities and recreational space. The site is beyond reasonable walking distance to existing public transport services (buses and trains), educational facilities and strategic footpaths and cycle routes. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect. Any increased traffic as a result of development may negatively affect traffic constraints around Limekiln Bank Roundabout.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
130	0	+	0	--	--	+	+	0	+	+	0	0	--	-	0	-	0	-
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), secondary educational facilities and strategic footpaths. The site is within reasonable walking distance to local centre services and facilities, primary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the Green Network, however if development were to avoid the northern border of the																		

site then the significance of this effect could be reduced. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development and the site is greenfield land, development has the potential for a minor negative effect on landscapes.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
131	0	+	0	--	--	+	--	0	+	+	0	0	-	-	0	-	0	-
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), educational facilities and strategic footpaths, with the potential to increase reliance on the private vehicle. The site is within reasonable walking distance to existing local centre services and facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land adjacent to the urban area; potential for a minor negative effect.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13	14	17	18	19	20	21	22	24	25	
132	0	+	0	--	--	+	+	0	+	--	0	0	--	-	0	-	0	-
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), secondary educational facilities and strategic footpaths which could increase reliance on the private vehicle. The site is within reasonable walking distance to existing local centre services and facilities, primary educational facilities and strategic cycle routes. Development at the site could result in the loss of existing recreational space and the site is beyond reasonable walking distance to existing alternative provisions of recreational space. Development at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
199	0	+	0	-	+	--	+	0	+	-	0	0	--	-	0	-	0	-

Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities (though it should be noted that a hypermarket is within reasonable walking distance), primary educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to bus services, secondary educational facilities and strategic cycle routes. The site is just over 200m from two local wildlife sites, given the development between the sites however, and mitigation provided through the Local Plan, it is considered unlikely that there would be any significant negative effects; potential for a residual neutral effect against SA Objective 18. Development at the site could result in the loss of green infrastructure within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
224	0	+	0	--	+	+	--	0	+	+	0	0	--	-	0	-	0	-
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
264	0	+	0	--	--	+	--	0	+	+	0	0	--	-	0	-	0	-
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), educational facilities and strategic footpaths. The site is within reasonable walking distance to local centre services and facilities, strategic cycle routes and recreational space. The site is adjacent to the M54 with the potential for disturbance and pollution effects, however given the mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, there should not be any significant negative effects; potential for a residual neutral effect against SA Objective 13. Development																		

at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
370	0	+	0	-	--	--	--	0	++	+	0	-	-	+	0	-	0	+
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes, local centre services and facilities and educational facilities. The site is within reasonable walking distance to existing strategic footpaths and cycle routes and recreational space. The site (and adjoining cluster of homes) are surrounded by Local Wildlife Sites, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is still the potential for a minor residual negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of some green infrastructure (outside of the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate an area of previously developed land with the potential for minor positive effects on townscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
386	--	++	0	--	+	+	--	0	+	+	0	-	-	--	0	--	0	--
Summary: The site contains a small area of employment uses (The Woodhouse) that could be lost in new development. Given its size, the site could deliver a large amount of housing. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, strategic cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there are no negative effects, there is however potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure (outside of the green network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The southern tip of the site lies within a Flood Risk Zone 2 area, given the small size of this area, and its location, negative effects can be easily mitigation by directing development away from this part of the site; potential for a residual																		

neutral effect. Development at the site could result in the permanent loss of best and most versatile agricultural land (Grades 2, 3a and 3b).

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13	14	17	18	19	20	21	22	24	25	
391	0	+	0	?	--	+	+	0	+	+	0	0	-	-	0	-	0	-
Summary: There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), secondary educational facilities and strategic footpaths with the potential to increase reliance on the private vehicle. The site is within reasonable walking distance to existing local centre services and facilities, primary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the green network). The site has been identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development, the site is however greenfield land and development has the potential for a minor negative effect on landscapes.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
463	0	+	0	--	+	--	--	0	+	+	0	0	-	-	0 ?	-	0	-
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect. The site is adjacent to a Listed Building and as such development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
464	0	+	0	--	++	+	--	0	+	+	0	0	-	-	0	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing educational facilities and strategic footpaths. The site is within reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
542	--	+	0	-	+	--	+	0	+	-	0	-	--	+	0	-	0	+

Summary:

Development at the site could result in the loss of existing employment land. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, primary educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing bus services, secondary educational facilities and strategic cycle routes. The site is adjacent to a Local Wildlife Site, though mitigation provided through the Local Plan should ensure that there are no significant negative effects, there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of small areas of green infrastructure partially connected to the green network, should development avoid these small areas on site then the significance of the effect could be reduced. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate previously developed land and improve the townscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
543	0	+	0	-	+	--	+	0	+	-	0	0	--	-	0	-	0	-

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, primary educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing bus services, secondary educational facilities and strategic cycle routes. Development at the site could result in the loss of green infrastructure partially within the green network. The site has not been assessed in the Landscape Sensitivity

Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13	14	17	18	19	20	21	22	24	25	
604	0	+	0	--	--	+	+	0	+	+	0	0	-	-	0	-	0	-
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), secondary educational facilities and strategic footpaths. The site is within reasonable walking distance to local centre services and facilities, primary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the green network). The site has been assessed in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development, the site is however greenfield land and development has the potential for a minor negative effect on landscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
615	0	+	0	-	+	--	+	0	+	-	0	0?	-	-	0	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, primary educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing bus services, secondary educational facilities and strategic cycle routes. The site is within 200m of a Local Wildlife Site, however given the existing development acting as a buffer between the sites, and the mitigation provided through the Local Plan, it is considered unlikely that there would be any significant negative effect; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure (outside of the green network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
689	++	++	-	--	+	+	--	0	+	--	0	-	--	-	-	--	0	+

Summary: The site could deliver employment growth in a strategic employment area as identified in the Proposed Housing and Employment Sites Document (2014). The site could also deliver housing as part of mixed use development. Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities and strategic cycle routes. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects on residents. Development at the site could result in the loss of 3 recreational areas, and the site is beyond reasonable walking distance to alternative provisions of recreational space. The site contains a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; however there is still potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on the landscape. The site contains a Scheduled Monument and lies within a Conservation Area; development may alter the setting with the potential for a minor negative effect on heritage; mitigation provided through the Local Plan and available at the project level should ensure that there will be no major significant negative effects.																	

Nedge Hill

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
107	++	++	-	--	--	--	--	0	+	-	0	0	--	--	0	--	0	-
Summary: The site could deliver employment growth in a strategic employment area as identified in the Proposed Housing and Employment Sites Document (2014). The site could also deliver housing as part of mixed use development. Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium																		

sensitivity to housing development. Any increased traffic as a result of development may negatively affect traffic constraints around Naird Roundabout.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
111	0	+	0	--	--	+	+	0	+	-	0	-	--	-	0	-	0	-
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities and strategic cycle routes. Development at the site could result in the loss of existing recreational space, however there is alternative recreational space within 800m. The site is adjacent to, and contains areas of a Local Wildlife Site, mitigation provided through the Local Plan, including an appropriate buffer, should ensure that there are no significant negative effects however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
112	0	+	0	--	+	+	+	0	+	+	0	-	--	+	0	-	0	+
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site is beyond reasonable walking distance to train services, primary educational facilities and strategic footpaths. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of some green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate an area of previously developed land with the potential for minor positive effects on townscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
117	--	+	0	--	+	+	++	0	+	+	0	0	--	+	0	-	0	+
Summary: Development at the site could result in the loss of local educational facilities that also provide local employment opportunities. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic cycle routes and recreational space. The site is beyond reasonable walking distance to existing train services and strategic footpaths. Development at the site could result in the loss of an area of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), development could regenerate previously developed land with the potential for minor positive effects on townscape.																		

Site Option	SA Objective																
	1-3	4	7	8	9	10		13	14	17	18	19	20	21	22	24	25
155	0	+	0	--	+	++	+	0	+	+	0	-	--	-	0	-	-
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is within reasonable walking distance to existing bus services, local centre services and facilities, primary educational facilities, strategic cycle routes and recreational space. The site is beyond reasonable walking distance to existing train services, secondary educational facilities and strategic footpaths. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect. The site lies partially within a Flood Risk Zone 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.																	

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
156	0	+	0	?	+	++	+	0	+	-	0	0?	--	-	0	-	0	-
Summary:																		

There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is within reasonable walking distance to existing bus services, local centre services and facilities, primary educational facilities and strategic cycle routes. The site is beyond reasonable walking distance to existing train services, secondary educational facilities and strategic footpaths. Development at the site could result in the loss of existing recreational space, however there is alternative recreational space within 800m. The site is within 200m of a Local Wildlife Site, mitigation provided through the Local Plan and available at the project level should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
220	0	+	0	--	+	++	+	0	++	+	0	-	--	+	0	-	0	+

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Wildlife Site and Local Nature Reserve, mitigation provided through the Local Plan should ensure that there are no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. The site contains small areas of green infrastructure that lie within the Green Network, it is recognised that the significance of the negative effects could be reduced if these areas were retained in development. The site has not been assessed in the Landscape Sensitivity Study Update (2014), development could regenerate previously developed land within the urban area with the potential for minor positive effects on townscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
229	0	+	0	--	--	+	+	0	+	-	0	0	--	--	0	-	-	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to local centre services and facilities, secondary educational facilities and strategic cycle routes. Development at the site could result in the loss of green infrastructure within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high /

medium sensitivity to housing development. The site lies within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
379	--	+	0	--	+	--	+	0	+	++	0	0	--	-	0	-	0	+
Summary: Development at the site could result in the loss of existing employment land (Nedge Hill Farm) The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, secondary educational facilities and strategic cycle routes. The site is adjacent to an existing recreational area. The site is just over 200m from a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effects; potential for a residual neutral effect. Development at the site could result in the loss of green infrastructure within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. Development at the site could regenerate a small area of previously developed land.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13	14	17	18	19	20	21	22	24	25	
605	0	+	0	--	+	+	+	0	+	-	0	0	--	--	0	-	0	-
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, primary educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities and strategic cycle routes. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
606	0	+	0	--	--	--	+	0	+	-	0	0	--	--	0	-	-	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing secondary educational facilities and strategic cycle routes. Development at the site could result in the loss of green infrastructure within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development, the site is greenfield land. The western border of the site lies within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
607	0	+	0	--	+	--	+	0	+	+	0	0	--	--	0	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development, the site is greenfield land.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
608	0	+	0	--	+	--	+	0	+	+	0	0	--	--	0	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development, and the site is greenfield land.

SA Objective

Site Option	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
612	0	+	0	--	+	+	+	0	+	+	0	0	--	--	0	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development, and the site is greenfield land.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
672	0	+	0	--	+	+	--	0	--	-	0	0	--	-	0	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing bus services and local centre services and facilities. Development at the site could result in the loss of existing recreational space, however there is alternative recreational space within 800m. The site is within 200m of a Local Wildlife Site, an existing road lies between the sites, mitigation provided through the Local Plan should ensure that there are no significant negative effects; potential for a residual neutral effect. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
673	0	+	0	--	+	++	++	0	+	+	0	-	--	-	0	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and strategic

footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effects, however there is still the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
753	--	+	0	--	++	++	--	0	++	+	0	0	-	+	0	-	0	+

Summary:

Development at the site could result in the loss of existing employment land (Government Offices). The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing educational facilities. The site is within reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, strategic footpaths and cycle routes and recreational space. The site contains small areas of green infrastructure (outside of the green network), it is recognised that should development retain these areas the significance of the negative effect could be reduced. The site has not been assessed in the Landscape Sensitivity Study Update (2014), the site is predominantly brownfield and development has the potential for minor positive effects on the townscape. Any increased traffic as a result of development may negatively affect traffic constraints within the Town Centre.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
912	0	+	0	?	--	--	--	0	+	+	0	0	--	+	0	-	0	+

Summary:

There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of a small area of green infrastructure that falls within the Green Network, it is recognised that if development retains this area then this could reduce the significance of the effect. The site has not been assessed in the Landscape Sensitivity Study Update (2014), the site is predominantly brownfield land and development has the potential for minor positive effects on the townscape.

Malinslee

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
269	0	+	0	--	--	--	+	0	++	+	0	-	--	-	0	-
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Nature Reserve and Key Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effects, however there is still potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.																

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
324	--	+	0	--	+	++	--	0	+	+	0	0	--	-	0	-
Summary: Development could result in the loss of existing employment land (offices). The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, town centre services and facilities, strategic cycle routes and recreational space. Development could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), development could regenerate an area of previously developed land; however as the site is predominantly greenfield land within in an urban area it is considered to have the potential for a minor negative effect on the townscape. Any increased traffic as a result of development may negatively affect traffic constraints within the Town Centre.																

SA Objective

Site Option	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
326	--	+	0	--	+	++	--	0	+	-	0	0	-	+	0	-	0	+

Summary:

Development at the site could result in the loss of existing employment land (council offices). The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing bus services, town centre services and facilities and strategic cycle routes. Development at the site could result in the loss of small areas of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), as the site is predominantly previously developed land development has the potential for minor positive effects on the townscape. Any increased traffic as a result of development may negatively affect traffic constraints within the Town Centre.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
501	0	++	0	--	+	++	+	0	++	-	0	-	--	-	0	--	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train stations and primary educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities and strategic footpaths and cycle routes. Development at the site could result in the loss of 2 recreational areas, however the site is within 800m of alternative recreational space. The site is adjacent to a Local Nature Reserve, mitigation provided through the Local Plan should ensure that there are no significant negative effects, however development has the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
562	0	+	0	--	--	++	+	0	+	+	0	-	--	--	0	-	0	+

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic cycle routes. The site is within reasonable walking distance to secondary educational facilities, strategic footpaths and recreational space. The site is adjacent to a Local Nature Reserve and Local Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of an area of green infrastructure within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high sensitivity to housing development, and the site contains previously developed land.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
677	0	+	0	--	--	+	++	0	+	+	0	0	--	-	0	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and strategic footpaths. The site is within reasonable walking distance to local centre services and facilities, educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of greenfield land partially within the Green Network, it is recognised that development could avoid this area and reduce the significance of the negative effects. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
909	0	+	0	?	--	--	--	0	+	+	0	0	--	+	0	-	0	+

Summary:

There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate an area of previously developed land with the potential for minor positive effects on townscape. Any increased traffic as a result of development may negatively affect traffic constraints within the Town Centre.

Horsehay & Lightmoor

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
135	0	+	0	--	--	--	+	0	+	+	0	0	-	-	0 ?	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect. The site lies within a Conservation Area and is adjacent to a row of Listed Buildings, as such development would require sensitive and responsive design. Mitigation provided through the Local Plan should ensure that there are no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
344	0	+	--	--	--	+	+	0	+	+	0	0 ?	-	-	0	-	0	-

Summary:

Development at the site may hinder the future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site is within 200m of a Local Wildlife Site; mitigation provided through the Local Plan should ensure that there are no significant negative effect; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has been identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development, however as the site is greenfield land within the urban area it is considered to have the potential for a minor negative

effect on landscape. The site contains agricultural land, although this is not classified as best and most versatile (the site contains Grade 3b and 4).

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
385	0	+	0	?	--	--	+	0	+	+	0	-	--	-	0	-	-	-

Summary:

There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing secondary educational facilities, strategic cycle routes and recreational space. The site contains an area of a Local Wildlife Site; mitigation provided through the Local Plan should ensure that there are no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
429	0	+	0	--	--	+	+	0	+	+	0	0 ?	--	-	0	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site is within 200m of a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within the urban area; potential for a minor negative effect.

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25

491	--	++	0	--	--	+	+	0	++	+	0	-	--	+	0 ?	--	0	+
<p>Summary: Development at the site could result in the loss of existing employment land (Industrial Estate). Given its size, the site could deliver a large amount of housing. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and train) and primary educational facilities. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effects, however there is still potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however the site is predominantly previously developed land and development has the potential for minor positive effects on the townscape. The site is adjacent to two Listed Buildings and as such development requires sensitive and responsive design, mitigation provided through the Local Plan should ensure that there are no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise.</p>																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
510	--	+	0	--	--	+	+	0	+	+	0	-	--	+	0	-	0	+
<p>Summary: Development at the site could result in the loss of existing employment land (Depot). The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effects, however there is still potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however the site is predominantly previously developed land with the potential for minor positive effects on the townscape.</p>																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
524	0	+	--	?	--	--	--	0	+	+	0	0	-	-	0 ?	-	0	-

Summary:

Development may hinder the future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, and the site is greenfield land. The site is opposite a Listed Building, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
571	0	+	0	--	--	+	+	0	+	+	0	-	--	-	0	-	-	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site contains areas of Local Wildlife Sites, mitigation provided through the Local Plan should ensure that there are no significant negative effects, however there is still the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land adjacent to an urban area; potential for a minor negative effect. A small area of the site lies within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF. It is recognised that if development were to avoid the area of flood risk then the significance of the negative effect could be reduced.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
576	0	+	0	--	--	+	+	0	+	+	0	-	--	-	0	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site is adjacent to a Local

Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effect, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land adjacent to an urban area; potential for a minor negative effect. The site is adjacent to an area of Flood Risk, mitigation provided through the Local Plan and available at the project level, including Sustainable Drainage Systems, should ensure that there will be no significant negative effects; potential for a residual neutral effect.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
577	0	+	0	--	--	+	+	0	+	+	0	-	--	-	0 ?	-	-	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site contains an area of a Local Wildlife Site situated to the east of the site, mitigation provided through the Local Plan should ensure that there are no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land adjacent to an urban area; potential for a minor negative effect. The site is adjacent to two Listed Buildings, mitigation provided through the Local Plan should ensure that there are no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
588	0	+	0	--	--	+	+	0	+	+	0	0	-	-	0	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. Development at the site could

result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land adjacent to an urban area; potential for a minor negative effect.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
687	--	+	0	--	--	+	+	0	++	+	0	0	-	+	0 ?	-	0	+
Summary: Development could result in the loss of existing employment land. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and primary educational facilities. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of small areas of green infrastructure (outside of the Green Network, though it is recognised that if development were to avoid these small areas on the border of the site then the significance of the negative effect could be reduced. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however the site is predominantly previously developed land, development has the potential for minor positive effects on the townscape. The site is adjacent to two Listed Buildings, mitigation provided through the Local Plan should ensure that there are no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
776	0	+	0	?	--	--	--	0	+	+	0	0	--	-	0	-	0	-
Summary: There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect.																		

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25

803	0	+	0	?	--	--	--	0	+	+	0	-	--	+	0	-	-	+
<p>Summary: There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking to existing strategic cycle routes and recreational space. The site contains an area of a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of a small area of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however the site is predominantly previously developed land and development has the potential for minor positive effects on townscape. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.</p>																		

Ironbridge Gorge

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
25	0	+	0	--	--	--	+	0	++	-	0	-	--	-	-	-	-	-
<p>Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities and recreational space. The site is within reasonable walking distance to existing secondary educational facilities and strategic footpaths and cycle routes. The site is surrounded by designated Local Wildlife Site designations, though mitigation provided through the Local Plan should ensure that there will be no significant negative effects, there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land adjacent to an urban area; potential for a minor negative effect. The site lies within a Conservation Area and World Heritage Site, development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development may alter the setting of the WHS with the potential for a residual minor negative effect. The site lies partially within a Flood Risk Zones 2 and 3 area, development would require Sequential and Exception Tests in line with the Local Plan and NPPF. It is also</p>																		

recognised that if development were to avoid the area of flood risk on site then the significance of the negative effects could be reduced.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
27	0	+	0	--	--	--	+	0	++	+	0	-	--	-	-	-	0	-
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. The site lies within a Conservation Area and World Heritage Site, development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development may alter the setting of the WHS with the potential for a residual minor negative effect.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
86	0	+	0	--	--	--	+	0	++	-	0	-	--	--	-	-	-	-
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to exiting public transport modes (buses and trains), local centre services and facilities, primary educational facilities and recreational space. The site is within reasonable walking distance to existing secondary educational facilities and strategic footpaths and cycle routes. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high sensitivity to housing development, and is greenfield land. The site lies within a Conservation Area and World Heritage Site and is adjacent to two Listed Buildings, development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development may alter the setting of the WHS with the																		

potential for a residual minor negative effect. The site lies within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
231	0	+	0	?	+	+	+	0	++	+	0	0	--	-	0	-

Summary:

There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within 200m of a Local Wildlife Site, though development exists between the two sites, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land adjacent to an urban area; potential for a minor negative effect.

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
232	0	+	0	--	+	+	+	0	++	+	0	0?	--	-	-?	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within 200m of a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect. The site is adjacent to a Conservation Area and World Heritage Site, development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development may alter the setting of the WHS with the potential for a residual minor negative effect with an element of uncertainty until site level details arise.

SA Objective

Site Option	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
236	0	+	0	--	--	+	+	0	++	+	0	-	--	-	-	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and primary educational facilities. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could result in the loss of greenfield land within an urban area; potential for a minor negative effect. The site lies partially within a Conservation Area and World Heritage Site and is surrounded by numerous Listed Buildings, development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development may alter the setting of the WHS with the potential for a residual minor negative effect.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
268	--	+	0	?	--	+	--	0	--	+	0	-	-	-	0	-	0	+

Summary:

Development at the site could result in the loss of existing park and ride facilities. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing local centre services and facilities and recreational space. The site is adjacent to a Local Wildlife Site and within 200m of a SSSI, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014), however the site is predominantly greenfield land and development has the potential for a minor negative effect on the landscape. Development would also regenerate a small area of previously developed land.

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25

375	--	+	0	--	+	+	+	0	++	+	0	-	--	-	0?	-	0	+
<p>Summary: Development at the site could result in the loss of existing employment land (NHS site). The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Wildlife Site and within 200m of a Local Nature Reserve, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), the site contains previously developed land, however as it is predominantly greenfield land with the potential for a minor negative effect on the landscape. The site contains Listed Buildings and as such development requires sensitive and responsive design, mitigation provided through the Local Plan should ensure that there are no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.</p>																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
531	0	+	0	--	+	--	+	0	++	+	0	-	--	-	-?	-	-	-
<p>Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site contains part of a Local Wildlife Site, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); development could regenerate an area of previously developed land, however as the site is predominantly greenfield land it is considered to have the potential for a minor negative effect on the landscape. The site lies partially within but predominantly adjacent to a Conservation Area and World Heritage Site, mitigation provided through the Local Plan should ensure that there are no significant major negative effects; however development may alter the setting of the WHS with the potential for a residual minor negative effect with an element of uncertainty until site level details arise. The southern border of the site lies partially within Flood Risks Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local</p>																		

Plan and NPPF. It is recognised that if development were to avoid this border or included an appropriate buffer then the significance of these effects could be reduced.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
603	0	+	0	--	+	+	+	0	++	+	0	-	--	-	-	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however as the site is greenfield land it is considered to have the potential for a minor negative effect on the landscape. The site lies partially within a Conservation Area and World Heritage Site and is adjacent to Listed Buildings, mitigation provided through the Local Plan should ensure that there are no significant major negative effects; however development may alter the setting of the WHS with the potential for a residual minor negative.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
631	0	+	0	--	+	+	+	0	++	+	0	-	--	-	- ?	-	0	+

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities, strategic footpaths and cycle routes and recreational space. The site is within 200m of a Local Wildlife Site and is connected to this site by tree corridors, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a minor negative effect through increased disturbance and recreational pressures and loss of green corridors connecting to the designated site. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); development could regenerate an area of previously developed land, however as the site is predominantly greenfield land it is considered to have the potential for a minor negative effect on the landscape. The site is adjacent to a Conservation Area and World Heritage Site and as such development would require sensitive and responsive

design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development may alter the setting of the WHS with the potential for a residual minor negative effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
733	0	+	0	?	--	--	--	0	++	-	0	0	--	-	-	-	0	-
Summary: There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and recreational space. The site is within reasonable walking distance to existing strategic footpaths and cycle routes. The site is within 200m of a Local Wildlife Site, there is existing development between the sites and mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); development could result in the loss of greenfield land with the potential for a minor negative effect on the landscape. The site lies within a Conservation Area and World Heritage Site, development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development may alter the setting of the WHS with the potential for a residual minor negative effect.																		

Cuckoo Oak

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
122	-	+	0	--	--	--	--	?	+	-	0	0	--	-	0	-	0	-
Summary: Development may hinder the future development of employment uses within an existing strategic employment area. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development could result in the loss of green infrastructure partially within the Green Network.																		

The site has not been assessed in the Landscape Sensitivity Study Update (2014); however as the site is greenfield land it is considered to have the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
160	0	+	0	--	+	+	++	0	+	-	0	0	--	-	0	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities and strategic cycle routes. Development could result in the loss of existing recreational grounds (playing field), however there is alternative recreational space within 800m. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land with the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
245	0	+	0	--	--	--	+	0	++	-	0	-	--	-	-	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land with the potential for a minor negative effect on the landscape. The site lies within a Conservation Area and World Heritage Site, and is adjacent to Listed Buildings and a Scheduled Monument; mitigation provided through the Local Plan should ensure that there are no significant major negative effects, however development may alter the setting of the WHS with the potential for a residual minor negative effect.

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25

255	0	+	0	--	+	+	++	0	++	++	0	0	-	+	- ?	-	0	++
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is adjacent to an existing recreational area. Development could result in the loss of small areas of green infrastructure (outside of the Green Network), it is recognised that if development were to retain trees on site then the significance of the negative effect could be reduced. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is previously developed land with the potential for a minor positive effect on the landscape. The site is adjacent to a Conservation Area and World Heritage Site and as such development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development may alter the setting of the WHS with the potential for a residual minor negative effect with an element of uncertainty until site level details arise.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
392	-	+	0	--	+	--	+	0	+	+	0	0	-	-	0	-	0	-
Summary: Development could hinder the future expansion of employment uses in this strategic employment area. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic cycle routes and recreational space. Development could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land with the potential for a minor negative effect on the landscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
452	0	+	0	--	+	+	++	0	--	+	0	0	--	-	0	-	0 ?	-
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and strategic footpaths and cycle routes. The site is within reasonable walking distance to bus services, local centre services and facilities, educational																		

facilities and recreational space. The site is within 200m of a Local Wildlife Site, development exists between the two sites and mitigation provided through the Local Plan should ensure that there are no significant negative effects; potential for a residual neutral effect. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land with the potential for a minor negative effect on the landscape. The site is adjacent to Flood Risk Zones 2 and 3, mitigation provided through the Local Plan and available at the project level, including Sustainable Drainage Systems, should ensure that there will be no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
685	0	+	0	--	+	+	++	0	++	++	0	0	--	-	0	-
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is adjacent to an existing recreational area. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land with the potential for a minor negative effect on the landscape.																

Madeley

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
29	--	+	0	--	+	+	++	0	++	+	0	0	+	+	0	++
Summary: Development at the site could result in the loss of an existing employment area (Industrial Estate). The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. The site is within 200m of a Local Wildlife Site, however mitigation provided through the Local Plan should ensure that there will be																

no significant negative effects; potential for a residual neutral effect. The site is predominantly previously developed land, development has the potential to improve green infrastructure on site. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however as the site is predominantly previously developed land in the urban area, there is the potential for a minor positive effect on the landscape. The site lies partially within a Flood Risk Zone 2 area, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
233	0	+	0	--	+	+	+	0	++	+	0	0	--	-	- ?	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however as the site is greenfield land in the urban area, there is the potential for a minor negative effect on the landscape. The site is adjacent to a Conservation Area and World Heritage Site and as such development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development may alter the setting of the WHS with the potential for a residual minor negative effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
243	0	+	0	--	--	--	+	0	++	-	0	-	--	-	- ?	-	0	+

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities and recreational space. The site is within reasonable walking distance to existing secondary educational facilities and strategic footpaths and cycle routes. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there are no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014), the site contains a small area of previously developed land, however as the site is predominantly greenfield land adjacent to an urban area, there is the potential for a minor negative effect on the landscape. The site is adjacent to a Conservation Area and World Heritage Site

and as such development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development may alter the setting of the WHS with the potential for a residual minor negative effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
244	0	+	0	--	+	+	++	0	+	+	0	0	--	-	- ?	-	0	-
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and strategic cycle routes. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic footpaths and recreational space. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however as the site is greenfield land in the urban area, there is the potential for a minor negative effect on the landscape. The site is adjacent to a Conservation Area and World Heritage Site and as such development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects, however development may alter the setting of the WHS with the potential for a residual minor negative effect with an element of uncertainty until site level details arise.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
461	0	+	0	--	--	+	++	0	--	+	0	0	-	-	- ?	-	0	+
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing local centre services and facilities, educational facilities and recreational space. Development could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); it contains previously developed land, however as the site is predominantly greenfield land in the urban area, there is the potential for a minor negative effect on the landscape. The site is adjacent to a Conservation Area and World Heritage Site and as such development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects, however development may alter the setting of the WHS with the potential for a residual minor negative effect with an element of uncertainty until site level details arise.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
514	0	+	0	--	+	+	++	0	+	+	0	-	--	+	- ?	-	0	+
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however, there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of a small area of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however as the site is predominantly previously developed land development has the potential for minor positive effects on the townscape. The site is adjacent to a Conservation Area and World Heritage Site and as such development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects, however development may alter the setting of the WHS with the potential for a residual minor negative effect with an element of uncertainty until site level details arise.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
657	--	+	0	--	+	+	++	0	--	+	0	0	--	+	- ?	-	0	+
Summary: Development could result in the loss of educational facilities that also provide local employment opportunities. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities and recreational space. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); as the site is predominantly previously developed land it is considered to have potential for a minor positive effect on the townscape. The site is adjacent to a Conservation Area and World Heritage Site and as such development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects, however development may alter the setting of the WHS with the potential for a residual minor negative effect with an element of uncertainty until site level details arise.																		

Woodside

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
230	0	+	0	--	+	--	+	0	++	+	0	0	--	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within 200m of a Local Wildlife Site, there is existing development between the sites and mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect. Development could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within an urban area with the potential for a minor negative effect on the townscape.

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
257	0	+	0	--	+	+	+	0	++	+	0	-	--	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape.

SA Objective

Site Option	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
258	0	+	0	--	+	--	+	0	++	+	0	-	--	-	0	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
259	0	+	0	--	+	+	+	0	++	-	0	0	--	-	0	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities and strategic footpaths and cycle routes. Development at the site could result in the loss of existing recreational space, however there is alternative recreational space within 800m. The site is within 200m of a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape. The site is adjacent to a Listed Building and development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
260	0	+	0	--	+	+	+	0	++	+	0	-	--	-	0	-	-	-

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
560	--	+	0	?	+	+	++	0	+	+	0	0	--	-	0	-	0	+

Summary:
Development could result in the loss of existing educational facilities that also provide local employment opportunities. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing

train services and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains an area of previously developed land, however it is predominantly greenfield land within the urban area with the potential for a minor negative effect on townscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
910	0	+	0	?	--	--	--	0	+	+	0	0	+	+	0	-	0	++
Summary: There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however development would regenerate previously developed land, with the potential for minor positive effects on the townscape, and the potential to improve green infrastructure connections.																		

Brookside

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
467	0	+	0	--	+	+	++	0	+	+	0	0	--	-	0	-	0	+
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic cycle routes and recreational space. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains an area of previously developed land, however it is predominantly greenfield land within the urban area with the potential for a minor negative effect on townscape.																		

SA Objective

Site Option	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
468	0	+	0	--	+	+	++	0	+	+	0	0	--	-	0	-	0	-
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape.																		

Dawley Magna

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
21	0	+	0	--	+	--	++	0	++	++	0	0	--	-	0	-	0	-
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and local centre services and facilities. The site is within reasonable walking distance to existing bus services, educational facilities and strategic footpaths and cycle routes. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
65	0	+	0	--	+	--	+	0	++	+	0	-	--	-	0	-	0	-
Summary:																		

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure partially within the Green Network, though it is recognised that if development were to avoid this area then the significance of the negative effects could be reduced. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
136	0	+	0	--	+	+	++	0	++	+	0	0	-	-	0	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
159	0	+	0	--	+	--	++	0	+	+	0	0	--	-	0	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
206	0	+	0	--	--	--	+	0	++	+	0	0	--	-	0 ?	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape. The site lies within a Conservation Area and as such development will require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
214	0	+	0	--	+	+	++	0	++	+	0	0	--	-	0	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
256	0	+	0	--	+	--	+	0	++	+	0	-	--	-	0	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre

services and facilities and primary educational facilities. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
330	--	+	0	--	--	--	+	0	++	+	0	-	+	+	0 ?	-	0	++

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is surrounded by Local Wildlife Sites, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is potential for a residual minor negative effect through increased disturbance, noise and light pollution. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is previously developed land and development has the potential for minor positive effects on townscape, and the potential to enhance green infrastructure connections. The site is adjacent to a Listed Building, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
372	0	+	0	--	--	+	+	0	++	+	0	0	--	-	0 ?	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and primary educational facilities. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape. The site is

adjacent to a Listed Building, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
400	0	+	0	--	+	--	+	0	++	+	0	-	--	-	0	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities and primary educational facilities. The site is within reasonable walking distance of existing bus services, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape.

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
433	0	+	0	--	--	+	++	0	++	+	0	0	--	-	0?	-

Summary:

The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and services). The site is within reasonable walking distance to existing local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape. The site is adjacent to a Listed Building and development will require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
436	0	+	0	--	--	+	++	0	++	+	0	0	--	-	0	-

Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains). The site is within reasonable walking distance to existing local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
486	0	+	0	--	+	+	++	0	++	++	0	0	--	-	0?	-	0	-
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape. The site is adjacent to a Listed Building and development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
640	--	+	0	--	--	+	++	0	+	+	0	0	+	+	0	-	0	++
Summary: Development at the site could result in the loss of existing employment land. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, educational facilities, strategic cycle routes and recreational space. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is previously developed land within the urban area with the potential for minor positive effects on townscape and potential to improve green infrastructure connections.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
676	0	+	0	--	+	--	+	0	++	+	0	0	--	-	0	-	0	-
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within 200m of a Local Wildlife Site, a road exists between the sites and mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within the urban area with the potential for a minor negative effect on townscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
732	--	+	0	--	+	+	++	0	++	++	0	0	--	-	0	-	0	+
Summary: Development at the site could result in the loss of existing educational facilities which also provide local employment opportunities. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains an area of previously developed land, however it is predominantly greenfield land within the urban area with the potential for a minor negative effect on townscape.																		

Arleston

SA Objective

Site Option	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
3	--	+	0	-	+	+	++	0	+	+	0	0	-	+	0 ?	-	0	+

Summary:

Development at the site could result in the loss of existing employment land. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of a small area of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is predominantly previously developed land, development has the potential for a minor positive effect on townscape. The site is adjacent to a Listed Building and development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
454	0	+	0	-	--	+	+	0	--	+	0	0	--	-	0 ?	-	0	+

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities and recreational space. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no negative effects on new residents. Development at the site could result in the loss of green infrastructure within the Green Network. The site has been identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development, the site contains small areas of previously developed land, however as the site is predominantly greenfield land within the urban area it is considered to have the potential for a minor negative effect on townscape. The site is adjacent to a Listed Building and development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25

548	0	+	0	-	--	+	+	0	+	+	0	0	--	-	0?	-	0	-
<p>Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no negative effects on new residents. Development at the site could result in the loss of green infrastructure within the Green Network. The site has been identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development, as the site greenfield land within the urban area it is considered to have the potential for a minor negative effect on townscape. The site is adjacent to a Listed Building and development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.</p>																		

Ercall

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
173	0	+	0	-	++	++	+	0	++	+	0	0	-	+	0 ?	-	0	+
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing primary educational facilities. The site is within reasonable walking distance to public transport modes (buses and trains), market town centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of small areas of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is predominantly previously developed land, development has the potential for a minor positive effect on townscape. The site contains a Listed Building and development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
277	0	+	0	-	++	++	++	0	++	++	0	0	--	-	0 ?	-	0	-

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing public transport modes (buses and trains), market town centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is adjacent to an existing recreational area. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land within an urban area, development has the potential for a minor negative effect on townscape. The site is adjacent to a Listed Building and development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
426	0	+	0	-	+	++	+	0	++	+	0	0	--	+	0	-	0	+

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, market town centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development could result in the loss of a small area of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is predominantly previously developed land, development has the potential for a minor positive effect on townscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
450	0	+	-	-	--	--	+	0	++	+	0	0	-	--	- ?	-	0	+

Summary:

Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly

constrained. The site is beyond reasonable walking distance to existing public transport modes, local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site is adjacent to Registered Historic Park and Garden and development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects, however development may alter the heritage setting with the potential for a residual minor negative effect with an element of uncertainty until site level details arise. Development at the site could regenerate a small area of previously developed land.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
507	--	+	-	-	--	--	+	0	+	+	0	0	-	--	0	-	0	+

Summary:

Development at the site could hinder the future access to and use of mineral resources (lies partially within a buffer zone). Development could result in the loss of existing employment land. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes, local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing secondary educational facilities, strategic cycle routes and recreational space. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no negative effects on new residents. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Development could regenerate a small area of previously developed land.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
512	0	+	0	-	--	+	+	0	++	+	0	0	-	-	0	-	0	+

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and secondary educational facilities. The site is within reasonable walking distance to existing local centre services and facilities, primary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape

Sensitivity Study Update (2014); development could regenerate an area of previously developed land, however as the site is predominantly greenfield land, development has the potential for a minor negative effect on townscape.

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
655	0	+	0	-	--	+	++	0	++	+	0	0	--	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains). The site is within reasonable walking distance to existing local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is greenfield land in an urban area, development has the potential for a minor negative effect on townscape.																

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
660	--	+	0	-	++	++	+	0	++	+	0	0	--	+	0	-
Summary: Development could result in the loss of existing employment land (council offices). The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing primary educational facilities. The site is within reasonable walking distance to existing public transport modes (buses and trains), market town centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is predominantly previously developed land, development has the potential for a minor positive effect on townscape.																

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
Barnfield Farm	0	+	-	?	--	-	+	?	++	+	0	0	--	-	- ?	-
Summary:																

Development at the site could hinder the future access to and use of mineral resources. Development at this site could result in the loss of green infrastructure within the green network. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site has good access to the existing strategic cycle network and network of strategic footpaths, however it is not located within reasonable walking distance to a frequent bus route and Wellington centre services and facilities are currently beyond reasonable walking distance. The site is within reasonable walking distance to a secondary school, but not a primary school. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects on residents, however there is an element of uncertainty at this stage. The site is within reasonable walking distance of existing recreational space. The site is located within 200m of a Local Nature Reserve, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect. The site is in close proximity to a Registered Historic Park and Garden and development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects, however development may alter the heritage setting with the potential for a residual minor negative effect with an element of uncertainty until site level details arise. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is predominantly greenfield land adjacent to the urban area and within the setting of the AONB. Development at the site option is considered to have the potential for a minor long term negative effect on the landscape setting, particularly considering the heritage setting and proximity to the AONB.

Haygate

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
175	0	+	0	-	++	++	+	0	++	+	0	0	-	+	0	-	0	+

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing primary educational facilities. The site is within reasonable walking distance to existing public transport modes (buses and trains), market town centre services and facilities, strategic footpaths and cycle routes and recreational space. Development could result in the loss of small areas of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); however the site is predominantly previously developed land, development has the potential for a minor positive effect on townscape.

Site Option	SA Objective																
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25	

272	0	+	0	-	++	++	+	0	+	+	0	0	+	+	0	-	0	++
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing public transport modes (buses and trains), market town centre services and facilities, strategic cycle routes and recreational space. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is previously developed land within the urban area with the potential for minor positive effects on townscape and potential to improve green infrastructure connections.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
356	--	+	0	-	++	++	+	0	+	+	0	0	+	+	0 ?	-	0	++
Summary: Development could result in the loss of existing employment land. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing public transport modes (buses and trains), market town centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is previously developed land within the urban area with the potential for minor positive effects on townscape and potential to improve green infrastructure connections. The site is adjacent to Listed Buildings and a Conservation Area, development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
690	0	+	0	-	+	++	+	0	+	-	0	0	--	-	0	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, market town centre services and facilities, secondary educational facilities and strategic cycle routes. Development at the site could result in the loss of existing recreational space, however there is alternative recreational space within 800m. Development at the site could result in the loss																		

of green infrastructure within the Green Network. The site has been identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development; however the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on landscapes.

Dothill

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13	14	17	18	19	20	21	22	24	25	
125	0	+	0	-	+	--	+	0	+	+	0	0	-	-	0	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); however as it is greenfield land within the urban area development has the potential for minor negative effects on townscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A5223.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
188	0	+	0	-	+	+	+	0	+	+	0	0	--	-	0	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however as it is greenfield land within the urban area development has the potential for minor negative effects on townscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A5223.																		

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
748	0	+	0	-	+	+	++	0	++	+	0	-	--	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); it contains an area of previously developed land, however as the site is predominantly greenfield land within the urban area development has the potential for a minor negative effect on townscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A5223.																

Shawburch

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
16	0	+	--	-	--	+	+	0	+	+	0	0	-	--	0 ?	-
Summary: Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development, as it is greenfield land adjacent to the urban area development has the potential for a minor negative effect on landscapes. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until																

site level details arise. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.

Site Option	SA Objective																
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25	
395	0	+	0	-	--	+	+	0	++	-	0	-	--	-	0	-	-

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and primary educational facilities. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities and strategic footpaths and cycle routes. Development at the site could result in the loss of existing recreational space, however there is alternative recreational space within 800m. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however as it is greenfield land within the urban area development has the potential for minor negative effects on townscape. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
665	0	+	0	-	--	+	+	0	+	-	0	0	--	-	0	-	0	-

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities and strategic cycle routes. Development at the site could result in the loss of existing recreational space however there is alternative recreational space within 800m. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however as it is greenfield land within the urban area development has the potential for minor negative effects on townscape. Any increased traffic as a result of development may negatively affect traffic constraints around Shawbirch Roundabout.

Apley Castle

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
99	0	+	0	?	--	--	+	0	+	+	0	0	--	-	0	-

Summary:

There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however as it is greenfield land within the urban area development has the potential for minor negative effects on townscape.

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
189	0	+	0	?	+	+	++	0	++	+	0	0	--	-	0	-

Summary:

There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however as it is greenfield land within the urban area development has the potential for minor negative effects on townscape.

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
190	0	+	0	?	+	+	++	0	+	+	0	0	--	-	0	-

Summary:

There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however as it is greenfield land within the urban area development has the potential for minor negative effects on townscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
361	0	++	-	-	--	--	+	0	+	-	--	0	-	--	0 ?	--	-	-

Summary:

Given its size, the site could deliver a large amount of housing. Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing secondary educational facilities and strategic cycle routes. Development could result in the loss of over 5ha of greenfield land within the Weald Moors. Development could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high sensitivity to housing development. The site contains Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. Any increased traffic as a result of development may negatively affect traffic constraints along the A442 and at Leegomery Roundabout. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
411	--	++	0	?	+	+	+	0	++	+	0	0	--	+	0	--	0	+

Summary:

Development at the site could result in the loss of existing health care facilities (Princess Royal Hospital) also providing local employment opportunities (The Princess Royal Hospital). There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); as it is predominantly previously developed land within the

urban area development has the potential for minor positive effects on townscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A5223.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
443	0	+	0	?	+	+	++	0	++	+	0	0	-	-	0	-	0	-

Summary:

There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development could result in the loss of high quality green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); as it is greenfield land within the urban area development has the potential for minor negative effects on townscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
500	++	0	0	?	+	+	+	0	+	+	0	0	--	-	0	--	0	+

Summary:

The site could deliver employment growth within a strategic employment area, as identified in the Proposed Housing and Employment Sites Document (2014). There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. Development could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on the landscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A442, the A5223, and at Shawburch Roundabout.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
506	0	+	0	?	+	--	+	0	++	+	0	0	-	-	0	-	0	+

Summary:

There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services, local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic footpaths and cycle routes. Development could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains areas of previously developed land, however as it is predominantly greenfield land within the urban area development has the potential for minor negative effects on townscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A5223.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
611	0	++	--	-	--	--	+	0	+	+	0	0	-	--	0	--	-	--

Summary:

Given its size, the site could deliver a large amount of housing. Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing secondary educational facilities, strategic cycle routes and recreational space. Development could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Any increased traffic as a result of development may negatively affect traffic constraints along the A442 and at Leegomery Roundabout. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development could result in the permanent loss of best and most versatile agricultural land (Grades 1 and 3a).

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
614	0	+	--	?	--	--	+	0	++	+	0	0	--	-	0	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); as it is greenfield land within the urban area development has the potential for minor negative effects on townscape.

St Georges

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
53	--	+	0	-	+	+	+	0	+	+	0	-	--	+	0	-	0	+

Summary:

Development could result in the loss of existing employment land (The Nabb). The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of a small area of green infrastructure partially within the Green Network, it is recognised that if development were to avoid this area then the significance of the negative effect could be reduced. The site has not been assessed in the Landscape Sensitivity Study Update (2014); as it is predominantly previously developed land within the urban area development has the potential for minor positive effects on townscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
103	0	+	0	-	+	--	+	0	+	+	0	-	--	-	0	-	0	-

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic cycle routes and recreational space. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); as it is greenfield land within the urban area development has the potential for minor negative effects on townscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
200	0	+	0	-	++	+	+	0	++	+	0	0	--	-	0	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing primary educational facilities. The site is within reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within 200 of a Local Wildlife Site, there is existing development between the sites, and mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); as it is greenfield land within the urban area development has the potential for minor negative effects on townscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
307	0	+	0	-	++	+	++	0	++	+	0	0	--	-	0	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is within reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); as it is greenfield land within the urban area development has the potential for minor negative effects on townscape.																		

Park

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25

424	0	+	0	-	+	+	+	0	+	+	0	0	--	-	0	-	-	+
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. Development could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); it contains some previously developed land, however as it is predominantly greenfield land within the urban area development has the potential for minor negative effects on townscape. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
642	0	+	0	-	+	+	+	0	+	+	0	0	-	-	0	-	-	+
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. Development could result in the loss of green infrastructure (outside the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); it contains some previously developed land, however as it is predominantly greenfield land within the urban area development has the potential for minor negative effects on townscape. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
656	-	+	0	-	+	+	++	0	+	+	0	0	--	-	0	-	0	-
Summary: Development could hinder any future expansion of the adjacent school. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, educational facilities, strategic cycle routes and recreational space.																		

Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); as the site is greenfield land within the urban area development has the potential for minor negative effects on townscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
661	0	+	0	-	++	++	++	0	+	++	0	0	--	+	0	-	0	+
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing strategic footpaths. The site is within reasonable walking distance to existing public transport modes (buses and trains), market town centre services and facilities, educational facilities and strategic cycle routes. The site is adjacent to an existing recreational area. Development could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains an area of previously developed land, development has the potential for minor positive effects on townscape.																		

College

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
192	0	+	0	-	+	+	+	0	++	++	0	0	--	-	0	-	-	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities and strategic footpaths and cycle routes. The site is adjacent to an existing recreational area. The site is located partially within an historic landfill area, with the potential for minor negative effects on health and amenity, mitigation provided through the Local Plan and available at the project level should remediate the land and alleviate any significant negative effects; potential for a residual neutral effect. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); as the site is greenfield land within the urban area development has																		

the potential for minor negative effects on townscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A5223. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
432	--	+	0	-	+	+	+	0	--	+	0	0	--	+	0	-	-	+
Summary: Development may result in the loss of existing employment land. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, primary educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities and recreational space. Development could result in the loss of green infrastructure partially within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); as it is predominantly previously developed land within the urban area development has the potential for minor positive effects on townscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A5223. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
460	--	+	0	-	+	+	+	0	++	+	0	0	--	+	0	-	0	+
Summary: Development at the site could result in the loss of existing employment land. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services and primary educational facilities. The site is within reasonable walking distance to existing bus services, local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within 200m of a Local Wildlife Site, a roundabout exists between the sites and mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect. Development could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); as it is predominantly previously developed land within the urban area development has the potential for minor positive effects on townscape. Any increased traffic as a result of development may negatively affect traffic constraints along the A5223.																		

Newport Sites

Newport North

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
352	0	+	--	--	--	++	+	0	--	+	0	0	-	--	0	-	0	-
Summary: Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing town centre services and facilities, secondary educational facilities and recreational space. Development could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development, and is greenfield land.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
373	0	+	--	--	--	--	++	0	+	+	0	0	-	-	0	-	0	--
Summary: Development may hinder future access to and use of mineral resources. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities and strategic footpaths. The site is within reasonable walking distance to existing educational facilities, strategic cycle routes and recreational space. Development could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development and is greenfield land. Development at the site could result in the loss of best and most versatile agricultural land (Grade 3a).																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
374	0	+	--	--	--	--	+	0	+	+	0	-	-	--	0	-	0	-

Summary: Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing secondary facilities, strategic cycle routes and recreational space. The site is adjacent to a SSSI, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
456	--	+	--	--	--	++	+	0	+	+	0	0?	-	-	0?	-	0	+

Summary: Development at the site could result in the loss of existing employment land (Wrekin View Farm). Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing town centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site is within 200m of a SSSI, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium to low sensitivity to housing development, the site contains previously developed land, however it is predominantly greenfield land with the potential for a minor negative effect on townscape. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.																		
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Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
478	--	+	--	--	--	++	+	0	--	+	0	0?	-	-	0?	-	0	+

Summary:																		
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Development at the site could result in the loss of existing employment land (Caravan Park). Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing town centre services and facilities, secondary educational facilities and recreational space. The site is within 200m of a SSSI, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development could result in the loss of small areas of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, the site contains previously developed land, however, it is predominantly greenfield land with the potential for a minor negative effect on townscape. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
485	0	+	0	--	--	++	+	0	+	+	0	0 ?	-	-	0	-	0	-

Summary:

The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing town centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. The site is within 200m of a SSSI, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development, the site is greenfield land with the potential for a minor negative effect on townscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
617	--	+	--	--	--	--	+	0	+	+	0	0	-	-	0	-	0	+

Summary:

Development at the site could result in the loss of existing employment land (Plough Farm Nursery). Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to

existing public transport modes (buses and trains), town centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing secondary educational facilities, strategic cycle routes and recreational space. Development could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, the site contains some previously developed land; however it is predominantly greenfield land with the potential for a minor negative effect on landscapes.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
755	0	+	-	--	--	--	++	0	+	-	0	0	-	-	0	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, and strategic footpaths. The site is within reasonable walking distance to existing educational facilities and strategic cycle routes. Development could result in the loss of existing recreational ground, however there is alternative recreational space within 800m. Development could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, the site is greenfield land adjacent to the urban area; development has the potential for a minor negative effect on landscapes.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
823	0	+	-	?	--	--	--	0	+	-	0	0	-	-	0	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing cycle routes. Development could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); as the site is greenfield land within the urban area development has the potential for minor negative effects on townscape.

Newport South

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
416	0	+	--	--	+	--	+	0	+	+	0	0	-	-	0	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, town centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic cycle routes and recreational space. Development could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on landscapes.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
439	0	+	-	--	+	--	+	0	+	+	0	0	-	-	0	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, town centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic cycle routes and recreational space. Development could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development, the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on landscapes.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
616	0	+	0	--	--	--	+	0	--	+	0	0	-	-	0	-	0	-

Summary:

The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, primary educational facilities and strategic footpaths and cycle paths. The site is within reasonable walking distance to existing secondary educational facilities and recreational space. Development could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); as the site is greenfield land within the urban area development has the potential for minor negative effects on townscape. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development, the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on landscapes.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
624	--	+	-	--	+	--	+	0	+	+	0	0	-	+	0	-	0	+
Summary: Development at the site could result in the loss of existing employment land (Mere Park Garden Centre). Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, town centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic cycle routes and recreational space. Development could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is predominantly previously developed land with the potential for a minor positive effect on the landscape.																		

Newport East

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
19	0	+	--	--	+	--	+	0	+	++	0	0	-	-	0	-	-	-
Summary: Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is																		

beyond reasonable walking distance to existing train services, town centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, secondary educational facilities and strategic cycle routes. The site is adjacent to an existing recreational area. Development could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development and the site is greenfield land. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.

Site Option	SA Objective																
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25	
589	0	+	0	--	--	--	+	0	++	+	0	-	-	-	0	-	-

Summary:

The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within 200m of a SSSI, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. The site has not been assessed in the Landscape Sensitivity Study Update (2014); as it is greenfield land adjacent to the urban area development has the potential for a minor negative effect on landscape. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.

Newport West

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
430	--	+	0	--	+	++	+	0	+	++	0	-	-	+	0 ?	-	0	+

Summary:

Development at the site could result in the loss of existing employment land. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to train services, primary educational facilities, and strategic footpaths. The site is within

reasonable walking distance to bus services, town centre services and facilities, secondary educational facilities and strategic cycle routes. The site is adjacent to an existing recreational area. The site is located within 200m of a SSSI, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; however there is still potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of small areas of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is predominantly previously developed land with the potential for a minor positive effect on the landscape. The site is within a Conservation Area and contains Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
440	0	+	0	--	+	++	++	0	+	+	0	0	+	+	0 ?	-	0	+

Summary:

The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services and cycle routes. The site is within reasonable walking distance to existing bus services, town centre services and facilities, educational facilities, strategic footpaths and recreational space. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is predominantly previously developed land with the potential for a minor positive effect on the landscape, and potential to enhance green infrastructure connections. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
721	0	+	--	?	+	--	++	0	--	-	0	0	-	-	0	-	0	+

Summary:

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services, town centre services and facilities, strategic footpaths and cycle routes and recreational space. The site is within reasonable walking distance to existing bus services and educational facilities. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development, the site

contains previously developed land, however it is predominantly greenfield land with the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
722	0	+	--	?	+	--	++	0	--	-	0	0	-	-	0	-	0	--
Summary: Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services, town centre services and facilities, strategic footpaths and cycle routes and recreational space. The site is within reasonable walking distance to existing bus services and educational facilities. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development and the site is greenfield land. Development at the site could result in the loss of best and most versatile agricultural land (Grade 2).																		

Rural Sites

Church Aston & Lilleshall

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
15	0	+	--	?	--	--	+	0	--	-	0	0	-	-	0 ?	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within reasonable walking distance to existing secondary educational facilities. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land with the potential for a minor negative effect on the landscape. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
20	0	+	--	?	--	--	+	0	--	-	0	0	-	-	0	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within reasonable walking distance to existing secondary educational facilities. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape.

SA Objective

Site Option	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
120	0	+	--	?	--	--	+	0	--	-	0	0	-	-	0	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within reasonable walking distance to existing secondary educational facilities. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the rural area with the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
329	0	+	--	?	+	--	++	0	--	-	0	0	-	--	0 ?	-	0	--

Summary:

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, strategic footpaths and cycle routes and recreational space. The site is within reasonable walking distance to existing bus services and educational facilities. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of best and most versatile agricultural land (Grade 2).

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
342	0	+	--	--	+	--	++	0	+	-	0	0	-	-	0	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, strategic cycle routes and recreational

space. The site is within reasonable walking distance to existing bus services, educational facilities and strategic footpaths. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape.

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
345	0	+	--	-	+	--	--	0	++	-	0	-	-	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, town / local centre services and facilities, educational facilities and recreational space. The site is within reasonable walking distance to existing bus services and strategic footpaths and cycle routes. The site is located adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; however there is still potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape.

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
448	0	+	-	--	--	--	+	0	--	++	0	0	-	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing secondary educational facilities. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development and the site is greenfield land.

SA Objective

Site Option	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
455	--	+	0	-	--	--	+	0	--	-	-	0	-	--	0 ?	-	0	-

Summary:

Development at the site could result in the loss of existing employment land (Village Farm). The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within reasonable walking distance to existing primary educational facilities. Development could result in the loss of less than 5ha of greenfield land within the Weald Moors. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site contains a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
481	0	+	--	?	--	+	+	0	--	-	0	0	-	--	0 ?	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within reasonable walking distance to existing local centre services and facilities and secondary educational facilities. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site contains a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
482	0	+	0	-	+	+	--	0	+	+	0	0	-	-	0	-	-	--

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing bus services, local centre services and facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development and the site is greenfield land. Any increased traffic as a result of development may negatively affect traffic constraints around Clock Tower Roundabout. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site could result in the loss of best and most versatile agricultural land (Grade 2).

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
508	0	++	-	-	+	+	--	0	--	+	0	0	-	-	0	--	-	--

Summary:

Given its size, the site could deliver a large amount of housing. Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing bus services, local centre services and facilities and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development and the site is greenfield land. Any increased traffic as a result of development may negatively affect traffic constraints around Clock Tower Roundabout. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site could result in the loss of best and most versatile agricultural land (Grades 2 and 3a).

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
520	0	+	-	--	+	--	+	0	+	+	0	0	-	-	0 ?	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, primary educational facilities and

strategic cycle routes. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic footpaths and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
575	0	+	0	--	--	--	+	0	+	+	0	0	-	-	0	-	0	-

Summary:

The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
597	0	+	0	--	+	--	++	0	+	+	0	0	-	-	0	-	0	-

Summary:

The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities and strategic cycle routes. The site is within reasonable walking distance to existing bus services, educational facilities, strategic footpaths and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development and the site is greenfield land.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
609	0	+	--	-	--	--	--	0	+	-	0	0	-	--	0	-	-	--

Summary: Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Any increased traffic as a result of development may negatively affect traffic constraints along the A442 and at Leegomery Roundabout. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site could result in the loss of best and most versatile agricultural land (Grades 2 and 3a).																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
703	0	+	0	-	--	--	+	0	--	-	0	0	-	--	0?	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within reasonable walking distance to existing primary educational facilities. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high sensitivity to housing development. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
704	0	+	0	-	--	--	--	0	--	-	0	0	-	--	0?	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the																		

Landscape Sensitivity Study Update (2014) as of high sensitivity to housing development. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
705	0	+	0	-	--	--	--	0	--	-	0	0	-	-	0 ?	-	-	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
706	0	+	-	-	--	--	--	0	--	-	0	0	-	--	0 ?	-	0	-
Summary: Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.																		

SA Objective

Site Option	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
707	0	++	-	-	--	--	--	0	--	-	0	0	-	--	0	-	-	-

Summary:

Development at the site could hinder the future access to and use of mineral resources (partially in buffer zone). Given its size, the site could deliver a large amount of housing. Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
708	0	+	-	-	--	--	--	0	+	-	0	0	-	--	0	-	0	--

Summary:

Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes, local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Any increased traffic as a result of development may negatively affect traffic constraints around Leegomery Roundabout. Development at the site could result in the loss of best and most versatile agricultural land (Grade 3a).

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
723	0	+	--	--	--	--	+	0	+	+	0	0	-	--	0	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
771	0	+	-	-	+	--	--	0	++	+	0	0	-	-	0 ?	-	0	-

Summary:

Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities and educational facilities. The site is within reasonable walking distance to existing bus services, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area with the potential for a minor negative effect on the landscape. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
801	--	+	-	?	--	--	--	0	+	-	0	0	-	-	- ?	-	0	-

Summary:

Development at the site could result in the loss of existing employment land (Pave Lane Farm). Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land with the potential for a minor negative effect on the landscape. The site is adjacent to a Listed Building and a Scheduled

Monument, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant major negative effects, however development may alter the heritage setting with the potential for a residual minor negative effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
805	0	+	-	?	--	--	--	0	+	-	0	0	-	-	- ?	-	0	-
Summary: Development at the site could hinder the future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land with the potential for a minor negative effect on the landscape. The site is adjacent to a Scheduled Monument, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant major negative effects, however development may alter the heritage setting with the potential for a residual minor negative effect with an element of uncertainty until site level details arise.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
810	0	++	-	?	--	--	--	0	+	+	0	0	-	-	0	-	-	--
Summary: Given its size, the site could deliver a large amount of housing. Development at the site could hinder the future access to and use of mineral resources (partially in buffer zone). There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site could result in the loss of best and most versatile agricultural land (Grade 2).																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
901	0	+	-	?	--	--	--	0	+	-	0	0	-	-	0	-	-	--

Summary:

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape. Any increased traffic as a result of development may negatively affect traffic constraints around Clock Tower Roundabout. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site could result in the loss of best and most versatile agricultural land (Grades 2 and 3a).

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
Tessant House, Newport	0	+	-	?	+	-	++	0	--	-	0	0	--	+	0 ?	-	0	+

Summary:

Development at this site may hinder future access to and use of mineral resources, and could result in the loss of green infrastructure within the green network. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is located beyond reasonable walking distance to existing strategic cycle network connections and strategic footpaths. The site has good access to a frequent bus route which can enhance access to the Newport services and facilities which are currently beyond reasonable walking distance. The site is within reasonable walking distance to both a secondary school, and a primary school. The site is not within reasonable walking distance of existing recreational space. The site is in close proximity to Listed Buildings and as such will require sensitive and responsive design; it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects, potential for a residual neutral effect against SA Objective 21 with an element of uncertainty until site level details arise. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however the site does contain some brownfield land with the potential for minor positive effects on the townscape.

Edgmond & Ercall Magna

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
6	0	+	-	--	--	--	--	0	--	-	0	0	-	-	0 ?	-	0	+

Summary:

Development may hinder future access to and use of mineral resources. The site is located within the Waters Upton Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on the landscape. The site contains a Listed Building and is adjacent to another, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
8	0	+	0	--	--	--	+	0	+	++	0	0	-	-	0 ?	-	0	-

Summary:

The site is located within the High Ercall Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, secondary educational facilities and strategic cycle routes. The site is within reasonable walking distance to existing primary educational facilities and strategic footpaths. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape. The site contains a Listed Building and lies within a Conservation Area, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

SA Objective

Site Option	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
38	0	+	--	-	--	--	+	0	--	++	0	0	-	-	0 ?	-	0	+

Summary:

Development may hinder future access to and use of mineral resources. The site is located within the Edgmond Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, secondary educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing primary educational facilities. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land with the potential for a minor negative effect on the landscape. The site is adjacent to Listed Buildings and a Conservation Area, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
39	0	+	-	-	--	--	--	0	--	+	0	0	-	-	0	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. The site is located within the Edgmond Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
40	0	+	0	--	--	--	--	0	+	++	0	0	-	-	0	-	0	-

Summary:

The site is located within the High Ercall Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic cycle routes. The site is within reasonable walking distance to existing strategic footpaths. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
43	0	+	-	--	--	--	--	0	--	-	0	0	-	-	0	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. The site is located within the Waters Upton Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
44	--	+	--	-	--	--	--	0	+	-	0	0	-	+	0 ?	-	0	+

Summary:

Development at the site could result in the loss of existing employment land. Development may hinder future access to and use of mineral resources. The site is located within the Sambrook Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of small areas of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is predominantly previously developed land with the potential for a minor positive effect on the landscape. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
45	0	+	-	-	--	--	--	0	+	-	0	0	-	-	0	-	0	-
Summary: Development at the site could hinder the future access to and use of mineral resources. The site is located within the Sambrook Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
49	0	+	--	?	--	--	--	0	+	-	0	0	-	-	0	-	0	-
Summary: Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the rural area, development has the potential for a minor negative effect on the landscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
51	0	+	0	?	--	--	--	0	--	-	0	0	-	-	0	-	0	-
Summary: There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green																		

Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
121	0	+	--	-	--	--	+	0	--	+	0	0	-	-	0 ?	-	0	+
Summary: Development may hinder future access to and use of mineral resources. The site is located within the Edgmond Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, secondary educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing primary educational facilities and recreational space. Development at the site could result in the loss of small areas of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land with the potential for a minor negative effect on the landscape. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
139	0	+	-	?	--	--	--	0	--	-	0	0	-	-	0	-	0	-
Summary: Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
153	++	++	--	-	--	+	+	0	+	+	0	0	--	--	0	--	0	--

Summary: Given its size, the site could deliver a large amount of housing and employment as part of mixed use development. Development may hinder future access to and use of mineral resources. The site is located within the Edgmond Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Any increased traffic as a result of development may negatively affect traffic constraints along the A442 and at Shawbirch Roundabout. Development at the site could result in the loss of best and most versatile agricultural land (Grade 2 and 3a).																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
332	0	+	0	--	--	+	+	0	+	+	0	0	-	--	0?	-	0	-
Summary: The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
339	0	+	--	--	--	--	0	+	-	0	0	-	+	0	-	0	+	
Summary: Development may hinder future access to and use of mineral resources. The site is located within the Waters Upton Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic																		

cycle routes. Development at the site could result in the loss of some green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); however, development could regenerate an area of previously developed land with the potential for minor positive effects on landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
346	0	+	--	-	--	--	--	0	--	+	0	0	-	-	0	-	0	-
Summary: Development may hinder future access to and use of mineral resources. The site is located within the Edgmond Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
364	0	+	-	?	--	--	--	0	--	-	0	0	-	-	0	-	0	+
Summary: Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on the landscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
366	0	+	-	?	--	--	--	0	+	+	0	0	-	-	0	-	-	-
Summary:																		

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
390	-	+	--	-	--	--	+	0	--	++	0	0	-	-	0 ?	-	0	-

Summary:

Development may hinder any future expansion of educational facilities adjacent to the site. Development may hinder future access to and use of mineral resources. The site is located within the Edmond Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, secondary educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing primary educational facilities. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area, development has the potential for a minor negative effect on the landscape. The site lies within a Conservation Area, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
404	0	+	--	--	--	--	--	0	--	-	0	0	-	-	0	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. The site is located within the Waters Upton Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
406	0	+	--	--	--	--	--	0	--	-	0	0	-	-	0	-	0	-
Summary: Development may hinder future access to and use of mineral resources. The site is located within the Waters Upton Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
420	0	+	--	--	--	--	--	0	--	-	0	0	-	-	0 ?	-	0	-
Summary: Development may hinder future access to and use of mineral resources. The site is located within the Crudgington Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area, development has the potential for a minor negative effect on the landscape. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
434	0	+	0	-	--	--	--	0	--	+	0	0	-	-	0	-	0	-
Summary:																		

The site is located within the High Ercall Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
438	0	++	--	--	--	--	+	0	--	-	0	0	-	-	0	--	-	-

Summary:

Given its size, the site could deliver a large amount of housing. Development may hinder future access to and use of mineral resources. The site is located within the Waters Upton Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within reasonable walking distance to existing primary educational facilities. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land, development has the potential for a minor negative effect on the landscape. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
457	0	+	0	?	--	--	+	0	+	++	0	0	-	-	0	-	0	-

Summary:

There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, secondary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing primary educational facilities and strategic cycle routes. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area with the potential for a minor negative effect on the landscape.

SA Objective

Site Option	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
475	0	+	--	?	--	--	--	0	--	-	0	0	-	-	0	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
509	0	+	-	?	--	--	+	0	+	+	0	0	-	-	0	-	0	-

Summary:

Development at the site could hinder the future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, secondary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing primary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
515	0	+	-	?	--	--	--	0	--	-	0	0	-	-	0	-	0	-

Summary:

Development at the site could hinder the future access to and use of mineral resources (partially in buffer zone). There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has

not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the rural area with the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
516	0	+	-	?	--	--	--	0	+	+	0	0	-	-	0 ?	-	0	-

Summary:

Development at the site could hinder the future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
518	--	++	--	-	--	--	+	0	+	-	0	0	-	--	0 ?	--	0	+

Summary:

Development at the site could result in the loss of existing employment land (Eyton Farm). Given its size, the site could deliver a large amount of housing. Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing secondary educational facilities and strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. Any increased traffic as a result of development may negatively affect traffic constraints along the A442. Development at the site could regenerate a small area of previously developed land.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
519	0	+	-	-	--	--	--	0	--	-	0	0	-	--	0 ?	-	-	--

Summary:

Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high sensitivity to housing development. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site could result in the loss of best and most versatile agricultural land (Grade 2, the site also contains Grade 3b).

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
551	0	+	--	--	--	--	--	0	--	-	0	0	-	-	0 ?	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. The site is located within the Waters Upton Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
568	0	+	-	--	--	--	--	0	--	-	0	0	-	-	0	-	0	-

Summary: Development at the site could hinder the future access to and use of mineral resources (partially in buffer zone). The site is located within the Crudgington Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
574	0	+	-	?	--	--	--	0	+	+	0	0	-	-	0	-	0	-
Summary: Development at the site could hinder the future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
580	0	+	0	--	--	--	--	0	+	+	0	0	-	-	0	-	0	-
Summary: The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area with the potential for a minor negative effect on the landscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
582	0	+	0	?	--	--	--	0	+	+	0	0	-	-	0	-	0	-

Summary:

There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area with the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
583	0	+	0	?	--	--	--	0	+	+	0	0	-	-	0	-	0	-

Summary:

There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area with the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
584	--	+	0	?	--	--	--	0	--	-	0	0	-	+	0	-	0	+

Summary:

Development at the site could result in the loss of existing employment land (Education and Training Centre). There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is predominantly previously developed land with the potential for a minor positive effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
610	0	+	--	-	--	--	+	0	+	+	0	0	-	--	0	-	0	--

Summary:

Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Any increased traffic as a result of development may negatively affect traffic constraints along the A442. Development at the site could result in the loss of best and most versatile agricultural land (Grades 2 and 3a).

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
622	0	+	-	?	--	--	--	0	+	+	0	0	-	-	0	-	0	-

Summary:

Development at the site could hinder the future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
634	0	+	--	--	--	--	--	0	--	-	0	0	-	-	0 ?	-	0	+

Summary:

Development may hinder future access to and use of mineral resources. The site is located within the Waters Upton Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities,

educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on the landscape. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
635	0	+	--	--	--	--	--	0	--	-	0	0	-	-	0 ?	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. The site is located within the Waters Upton Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
699	0	+	-	?	--	--	0	+	+	0	0	-	-	0	-	-

Summary:

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
701	0	+	-	--	--	--	+	0	--	-	0	0	-	-	0 ?	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. The site is located within the Waters Upton Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is within reasonable walking distance to existing primary educational facilities. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
702	0	+	-	--	--	--	--	0	--	-	0	0	-	-	0	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. The site is located within the Crudgington Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
710	0	+	-	?	--	--	--	0	+	+	0	0	-	-	0	-	-	+

Summary:

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land with the potential for a minor negative effect on the landscape. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
711	0	+	-	-	--	--	--	0	+	-	0	0	-	--	0	-	0	--

Summary:

Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Any increased traffic as a result of development may negatively affect traffic constraints around Leegomery Roundabout. Development at the site could result in the loss of best and most versatile agricultural land (Grades 2 and 3a).

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
712	0	+	-	-	--	--	--	0	+	-	0	0	-	--	0	-	0	--

Summary:

Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Any increased traffic as a result of development may negatively affect traffic constraints around Leegomery Roundabout. Development at the site could result in the loss of best and most versatile agricultural land (Grade 3a).

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
713	0	+	-	-	--	--	--	0	+	-	0	0	-	--	0	-	0	-
Summary: Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Any increased traffic as a result of development may negatively affect traffic constraints around Leegomery Roundabout. Development at the site could result in the loss of agricultural land (Grade 3b; not best and most versatile).																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
714	0	+	-	-	--	--	--	0	--	+	0	0	-	--	0	-	0	-
Summary: Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
726	0	+	--	--	--	--	--	0	--	-	0	0	-	-	0	-	0	-
Summary: Development may hinder future access to and use of mineral resources. The site is located within the Waters Upton Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The																		

site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
734	0	+	0	?	--	--	--	0	+	+	0	0	-	-	0	-	0	-

Summary:

There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
744	0	+	0	?	--	--	--	0	+	+	0	0	-	-	0	-	0	+

Summary:

There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land with the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
746	0	+	--	?	--	--	--	0	--	-	0	0	-	-	0 ?	-	0	+

Summary:

Development may hinder future access to and use of mineral resources. Development could accommodate housing on an existing Gypsy and Traveller site, the effects of the loss of existing pitches is uncertain at this stage. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land with the potential for a minor negative effect on the landscape. The site is opposite Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
749	0	+	0	?	--	--	--	0	+	+	0	0	-	-	0	-	0	-

Summary:

There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
757	0	+	-	?	--	--	--	0	+	-	0	0	-	-	0	-	0	-

Summary:

Development at the site could hinder the future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.

SA Objective

Site Option	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
766	0	+	-	-	--	--	--	0	--	-	0	0	-	-	0	-	0	-

Summary:

Development at the site could hinder the future access to and use of mineral resources. The site is located within the Edgmond Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
767	0	+	-	-	--	--	--	0	--	-	0	0	-	-	0	-	0	-

Summary:

Development at the site could hinder the future access to and use of mineral resources (partially within buffer zone). The site is located within the Edgmond Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
770	0	+	-	?	--	--	--	0	+	+	0	0	-	-	0	-	0	-

Summary:

Development at the site could hinder the future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WWTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure

(outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
800	0	+	-	?	--	--	--	0	+	+	0	0	-	-	0 ?	-	-	+

Summary:

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land with the potential for a minor negative effect on the landscape. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
802	0	+	--	?	--	--	--	0	+	+	0	0	-	-	-	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape. The site lies within a Historic Park and Garden and development would require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development may alter the heritage setting with the potential for a residual minor negative effect. While mitigation provided through the Local Plan and available at the project level could help to reduce the significance of the effect, at this stage this is uncertain.

Site Option	SA Objective																		
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25	
806	0	+	--	?	--	--	--	0	+	-	0	0	-	-	0 ?	-	0	+	--
Summary: Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on the landscape. The site contains a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. Development could regenerate an area of previously developed land, however development could also result in the loss of best and most versatile agricultural land (Grade 2), the potential effects against SA Objective 25 are therefore considered to be both positive and negative.																			

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
808	0	+	-	?	--	--	--	0	+	-	0	0	-	-	0	-	0	-
Summary: Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
811	0	+	-	?	--	--	--	0	+	-	0	0	-	-	0	-	0	+

Summary:

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on the landscape.

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
814	0	+	--	?	--	--	--	0	+	-	0	0	-	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.

Site Option	SA Objective															
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25
818	0	+	--	?	--	--	--	0	+	-	0	0	-	-	0 ?	-

Summary:

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
819	0	+	--	?	--	--	--	0	+	-	0	0	-	-	0	-	0	-
Summary: Development at the site may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
821	0	+	--	?	--	--	--	0	+	++	0	0	-	-	0	-	0	-
Summary: Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
822	0	+	-	?	--	--	--	0	+	+	0	0	-	-	0	-	0	-
Summary: Development at the site could hinder the future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure																		

(outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
900	--	+	--	?	--	--	--	0	+	-	0	0	+	+	0 ?	-	-	+

Summary:

Development at the site could result in the loss of existing employment land. Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is predominantly previously developed land with the potential for a minor positive effect on the landscape and potential to enhance green infrastructure connections. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
Land at Tibberton	0	+	0	?	--	--	+	0	+	-	0	0	-	-	0	-	0	--

Summary:

There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, recreational space and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and a primary school. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape. The site is adjacent to a Listed Building. Mitigation provided through the Local Plan and available at the project level should ensure that there will be no significant negative effects. Potential for a residual neutral effect.

Wrockwardine

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
14	0	+	--	0	--	--	--	0	+	+	0	0	-	-	0	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. The site is located within the Monkmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as having low constraint. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, / educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13		14	17	18	19	20	21	22	24	25	
18	--	+	--	?	--	--	--	0	+	-	0	0	+	+	0	-	0	++

Summary:

Development at the site could result in the loss of existing employment land (Depot). Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is predominantly previously developed land with the potential for a minor positive effect on the landscape and potential to enhance green infrastructure connections.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
34	0	+	-	?	--	--	--	0	+	-	0	0	-	-	0 ?	-	0	-

Summary:

Development at the site could hinder the future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, educational facilities, strategic cycle routes and recreational space. The site is within reasonable walking distance to existing strategic footpaths. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. The site is greenfield land in a settlement that lies in the AONB setting. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
41	0	+	-	?	--	--	--	0	--	-	0	0	-	-	0	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. The site is located within 200m of a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
54	0	+	--	?	--	--	--	0	--	-	0	0	-	-	0	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land close to the urban area, development has the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
55	0	+	--	?	--	--	--	0	--	+	0	0	-	-	0	-	0	-
Summary: Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land close to the urban area, development has the potential for a minor negative effect on the landscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
56	0	+	0	-	--	--	+	0	++	+	0	0	-	--	- ?	-	0	--

Summary:
The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site is adjacent to a Historic Park and Garden, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant major negative effects, however development may alter the heritage setting with the potential for a residual minor negative effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of best and most versatile agricultural land (Grade 2).

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
57	0	+	-	?	--	--	--	0 ?	+	+	0	0	-	-	0	-	0	-
Summary:																		

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, educational facilities and strategic cycle routes. The site is within reasonable walking distance to existing strategic footpaths and recreational space. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects for new residents; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
59	0	+	-	?	--	--	--	0 ?	+	+	0	0	-	-	0 ?	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, educational facilities and strategic cycle routes. The site is within reasonable walking distance to existing strategic footpaths and recreational space. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects for new residents; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. The site is greenfield land in a settlement that lies in the AONB setting. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
60	0	+	-	?	--	--	--	0 ?	--	-	0	0	-	--	0	-	0	-

Summary:

Development at the site could hinder the future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. The

site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects for new residents; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site is greenfield land in a settlement that lies in the AONB setting.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
184	0	+	0	-	--	+	+	0	++	+	0	-	--	-	0 ?	-	-	-

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and primary educational facilities. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is located within 200m of a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects, however the sites are connected by continuous tree cover; it is considered that development has the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area, development has the potential for a minor negative effect on the landscape. The site is close to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
185	0	+	0	-	--	+	+	0	++	++	0	0	-	-	0	-	0	-

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and primary educational facilities. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities and strategic footpaths and cycle routes. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been

assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area, development has the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
331	--	+	-	?	--	--	--	0	+	+	0	-	-	+	0	-	0	+
Summary: Development at the site could result in the loss of existing employment land (Depot). Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. The site is located within 200m of a SSSI, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; however there is still potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is predominantly previously developed land with the potential for a minor positive effect on the landscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
343	0	+	--	?	--	--	--	0	--	-	0	-	-	--	0	-	0	-
Summary: Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to a SSSI and a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; however there is still potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development, and the site is greenfield land.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
347	0	+	-	?	--	--	--	0	--	-	0	0	-	-	0	-	0	-

Summary: Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
353	0	+	--	0	--	--	0	+	+	0	0	-	-	0?	-	0	-	
Summary: Development may hinder future access to and use of mineral resources. The site is located within the Monkmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as having low constraint. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
377	0	+	--	?	--	+	--	0	+	+	0	0	-	-	0	-	0	--
Summary: Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, and the site is greenfield land. Development at the site could result in the loss of best and most versatile agricultural land (Grade 3a).																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
380	0	+	0	?	--	+	++	0	++	+	0	0	--	-	0	-	0	-
Summary: There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains). The site is within reasonable walking distance to existing local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area, development has the potential for a minor negative effect on the landscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
381	0	+	0	?	--	+	++	0	++	+	0	0	--	-	0	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and secondary educational facilities. The site is within reasonable walking distance to existing local centre services and facilities, primary educational facilities and strategic footpaths and cycle routes. Development could result in the loss of existing recreational ground, however there is alternative recreational space within 800m. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area, development has the potential for a minor negative effect on the landscape. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
394	0	+	-	-	+	--	+	0	+	+	0	0	-	--	- ?	-	0	--
Summary: Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing train services, local centre services and facilities, primary educational facilities and																		

strategic footpaths. The site is within reasonable walking distance to existing bus services, secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development, and the site is within the setting of the AONB. The site is adjacent to a Historic Park and Garden, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development may alter the heritage setting with the potential for a residual minor negative effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of best and most versatile agricultural land (Grades 1 and 2).

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
418	0	+	--	?	--	--	--	0	--	+	0	0	-	-	0 ?	-	0	-
Summary: Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes, local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape. The site lies within a Conservation Area, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
435	--	++	--	?	--	--	--	0	+	-	0	-	-	--	-	--	0	--
Summary: Development could result in the loss of small areas of employment land and a Caravan Park. Given its size, the site could deliver a large amount of housing. Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic cycle routes and recreational space. The site is within reasonable walking distance to existing strategic footpaths. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects on residents. The site is adjacent to a Local Wildlife Site, mitigation provided through the Local Plan should ensure that there will be no																		

significant negative effects; however there is still potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development and is adjacent to the AONB. The site contains a Scheduled Monument, development will require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development may alter the heritage setting with the potential for a residual minor negative effect. Development at the site could result in the loss of best and most versatile agricultural land (Grades 2 and 3a, there is also areas of Grades 3b, 4 and 5 on this site).

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
445	0	+	0	-	--	+	+	0	++	+	0	0	--	-	0	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and secondary educational facilities. The site is within reasonable walking distance to existing local centre services and facilities, primary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, and the site is greenfield land.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
487	0	+	0	-	--	+	+	0	++	+	0	0	--	-	0	-	0	-
Summary: There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains). The site is within reasonable walking distance to existing local centre services and facilities, educational facilities and strategic footpaths and cycle routes. Development could result in the loss of existing recreational ground, however there is alternative recreational space within 800m. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land within the urban area, development has the potential for a minor negative effect on the landscape.																		

Site Option	SA Objective																
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25	

494	0	+	-	-	--	--	+	0?	++	+	0	0	-	--	0	-	0	-
Summary: Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities, and primary educational facilities. The site is within reasonable walking distance to secondary educational facilities, strategic footpaths and cycle routes and recreational space. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects for new residents; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. The site is greenfield land in a settlement that lies in the AONB setting.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
511	0	+	--	?	--	+	--	0	+	+	0	0	-	-	0	-	0	-
Summary: Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, and the site is greenfield land.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
517	0	+	-	?	--	--	--	0	++	-	0	0	-	--	0	-	0	--
Summary: Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and recreational space. The site is within reasonable walking distance to existing strategic footpaths and cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green																		

Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Development at the site could result in the loss of best and most versatile agricultural land (Grade 3a).

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
537	--	+	--	?	--	--	--	0	--	+	0	0	-	+	0 ?	-	0	+

Summary:

Development at the site could result in the loss of existing employment land (Vicarage Farm). Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing recreational space. Development at the site could result in the loss of small areas of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is predominantly previously developed land with the potential for a minor positive effect on the landscape. The site lies within a Conservation Area and is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
538	0	+	0	?	--	--	--	0	+	-	0	0	-	-	0	-	0	+

Summary:

There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
563	0	+	--	?	--	+	+	0	+	+	0	0	-	-	0	-	0	--

Summary:

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. Development at the site could result in the loss of best and most versatile agricultural land (Grade 3a).

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
564	0	+	--	?	--	+	--	0	+	+	0	0	-	-	0	-	0	--

Summary:

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. Development at the site could result in the loss of best and most versatile agricultural land (Grade 3a).

Site Option	SA Objective																		
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25			
567	--	+	--	?	--	+	--	0	+	+	0	0	-	-	0	-	0	+	--

Summary:

Development at the site could result in the loss of existing employment land (Moor Farm). Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, though the site contains some previously developed land, it is predominantly greenfield land. Development at the site could result in the loss of both brownfield land and best and most versatile agricultural land (Grade 3a), the potential effects against SA Objective 25 are therefore considered to be both positive and negative.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
569	0	+	0	-	--	--	--	0	+	+	0	0	--	-	0	-	0	-
Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, and the site is greenfield land.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
570	--	++	--	?	--	--	--	0	--	-	0	0	-	-	-	--	0	-
Summary: Development at the site could result in the loss of existing employment land (New Works Farm and Lower Huntingtin Farm). Given its size, the site could deliver a large amount of housing. Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. The site is located within 200m of a Local Nature Reserve, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; potential for a residual neutral effect. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on the landscape. The site contains a Scheduled Monument, development will require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects; however development at the site may alter the heritage setting with the potential for a residual minor negative effect. Development at the site could result in the loss of agricultural land though this is not best and most versatile agricultural land (Grades 3b and 4).																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
591	0	+	0	-	--	+	+	0	++	+	0	0	--	-	0	-	0	-

Summary: The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains) and secondary educational facilities. The site is within reasonable walking distance to existing local centre services and facilities, primary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure partially within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, and the site is greenfield land.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
595	0	++	-	?	--	+	--	0	+	+	0	0	-	-	0	--	0	--
Summary: Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. Development at the site could result in the loss of best and most versatile agricultural land (Grades 2 and 3a).																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
613	0	+	--	-	--	+	+	0	+	+	0	0	-	-	0	-	0	-
Summary: Development may hinder future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), secondary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, primary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development, and the site is greenfield land in the setting of the AONB.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
623	0	+	--	?	--	--	--	0 ?	++	+	0	0	-	-	0	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), town centre services and facilities and educational facilities. The site is within reasonable walking distance to existing strategic footpaths and cycle routes and recreational space. The site is adjacent to the M54, mitigation provided through the Local Plan and available at the project level, including an appropriate buffer, should ensure that there will be no significant negative effects for new residents; potential for a residual neutral effect with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. The site is greenfield land in a settlement that lies in the AONB setting.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
628	0	+	-	-	--	--	+	0	++	+	0	0	-	- ?	0 ?	-	0	-

Summary:

Development at the site could hinder the future access to and use of mineral resources. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and primary educational facilities. The site is within reasonable walking distance to existing secondary educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape. The site is adjacent to a Registered Historic Park and Garden, development will require sensitive and responsive design, mitigation provided through the Local Plan should ensure that there will be no significant major negative effects, however development may alter the heritage setting with the potential for a residual minor negative effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
641	0	+	0	-	--	+	+	0	+	+	0	0	--	--	0 ?	-	-	-

Summary:

The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), primary educational facilities and strategic footpaths. The site is within reasonable walking distance to existing local centre services and facilities, secondary educational facilities, strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development, and the site is greenfield land. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
654	0	+	--	?	--	--	--	0	--	+	0	0	-	-	0 ?	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is within reasonable walking distance to existing recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape. The site lies within a Conservation Area and is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
662	0	+	0	?	--	--	--	0	++	+	0	0	--	-	0	-	0	-

Summary:

There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities and educational facilities. The site is within reasonable walking distance to existing strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study

Update (2014); the site is greenfield land within the urban area, development has the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
692	0	+	--	?	--	--	--	0	--	++	0	0	-	-	0 ?	-	0	-

Summary:

Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is adjacent to an existing recreational area. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape. The site lies within a Conservation Area and is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
694	0	++	-	?	--	--	--	0	--	++	0	-	-	+	0	--	0	+

Summary:

Given its size, the site could deliver a large amount of housing. Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths and cycle routes. The site is adjacent to an existing recreational area. The site is located within 200m of a SSSI, mitigation provided through the Local Plan should ensure that there will be no significant negative effects; however given the size of the site and potential number of new houses in the area there is still potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of some green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is predominantly previously developed land with the potential for a minor positive effect on the landscape.

Site Option	SA Objective																
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25	

696	0	+	--	?	--	--	--	0	--	-	0	0	-	-	0?	-	-	-
Summary: Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
697	0	+	--	0	--	--	--	0	+	+	0	0	-	-	0	-	-	-
Summary: Development may hinder future access to and use of mineral resources. The site is located within the Monkmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as having low constraint. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
698	0	+	-	?	--	--	--	0	--	-	0	0	-	-	0	-	0	+
Summary: Development at the site could hinder the future access to and use of mineral resources (partially in buffer zone). There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and cycle routes and																		

recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
716	0	+	-	0	--	--	--	0	+	+	0	0	-	-	0	-	0	-
Summary: Development may hinder future access to and use of mineral resources. The site is located within the Monkmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as having low constraint. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
719	0	+	-	?	--	--	--	0	+	-	0	0	-	-	0 ?	-	-	-
Summary: Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic cycle routes and recreational space. The site is within reasonable walking distance to existing strategic footpaths. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape. The site is adjacent to Listed Buildings, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.																		

Site Option	SA Objective																
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25	

751	0	+	-	0	--	--	--	0	+	+	0	0	-	-	0	-	-	-
Summary: Development may hinder future access to and use of mineral resources. The site is located within the Monkmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as having low constraint. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
754	0	+	--	?	--	--	--	0	+	+	0	-	-	--	0	-	0	--
Summary: Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. The site is located within 200m of a Local Wildlife Site, which connects to and supports the Lydebrook Dingle SSSI. Mitigation provided through the Local Plan should ensure that there will be no significant negative effects; however there is still the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of green infrastructure (outside of the Green Network). Part of the site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development, and the whole site is greenfield land containing areas of best and most versatile agricultural land (Grade 3b).																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
763	0	+	-	?	--	--	--	0	++	-	0	0	-	-	0	-	0	-
Summary: Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and recreational space. The site is within reasonable walking distance to existing																		

strategic footpaths and cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
764	0	+	-	?	--	--	--	0	+	-	0	0	-	-	0	-	0	-
Summary: Development may hinder future access to and use of mineral resources, though it is recognised that this could be easily mitigated by development avoiding the small area that lies within a mineral resource area. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities, strategic footpaths and recreational space. The site is within reasonable walking distance to existing strategic cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area and within the setting of the AONB, development has the potential for a minor negative effect on the landscape.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
765	0	+	--	?	--	--	--	0	++	-	0	0	-	-	0 ?	-	0	-
Summary: Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and recreational space. The site is within reasonable walking distance to existing strategic footpaths and cycle routes. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land adjacent to the urban area, development has the potential for a minor negative effect on the landscape. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
773	0	+	-	?	--	--	+	0?	++	+	0	-	-	--	0	-	0	-

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
812	--	+	--	?	--	--	--	0	+	+	0	0	-	-	0 ?	-	0	+

Summary:
Development at the site could result in the loss of existing employment land (Upper Coalmoor Farm). Development may hinder future access to and use of mineral resources. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and

recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on the landscape. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
817	0	+	-	?	--	--	--	0	+	+	0	0	-	-	0 ?	-	-	-

Summary:

Development may hinder future access to and use of mineral resources. The site is located within the Monkmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as having low constraint. The site is beyond reasonable walking distance to existing public transport modes (buses and trains), local centre services and facilities, educational facilities and strategic footpaths. The site is within reasonable walking distance to existing strategic cycle routes and recreational space. Development at the site could result in the loss of green infrastructure (outside of the Green Network). The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development has the potential for a minor negative effect on the landscape. The site is adjacent to a Listed Building, development will require sensitive and responsive design; mitigation provided through the Local Plan should ensure that there will be no significant negative effects, potential for a residual neutral effect with an element of uncertainty until site level details arise. The site lies partially within Flood Risk Zones 2 and 3, development would require Sequential and Exception Tests in line with the Local Plan and NPPF.

Telford & Wrekin Employment Site Options

Central Telford

Site Option	SA Objective																		
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25	
1	++	0	0	--	+	-	N/A		0	++	+	0	0	--	+	0	?	0	+

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified in the Water Cycle Study (2014) as being very highly constrained. The site is located within reasonable walking distance of bus routes with the potential for a minor positive effect against IA Objective 9. The site is located over 800m from Telford town centre with the potential for a minor negative effect against IA Objective 10a. The site is located within 200m of a strategic footpath and within 1km of strategic cycle routes with the potential for a major positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. Development at the site could result in the loss of areas of green infrastructure within the Green Network. Development could also regenerate areas of previously developed land with the potential for a minor positive effect against IA Objective 25. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however development could regenerate an area of previously developed land with the potential for minor positive effects on townscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
2	++	0	0	--	++	++	N/A	0	++	+	0	0	--	+	0	?	0	+

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified in the Water Cycle Study (2014) as being very highly constrained. The site is within reasonable walking distance of both bus and train services with the potential for a major positive effect against IA Objective 9. The site is located within 800m of Telford town centre

with the potential for a major positive effect against IA Objective 10a. The site is located adjacent to the M54 with the potential for minor negative effects against IA Objective 13a, however it is considered that there is suitable mitigation provided through Local Plan policies and available at the project level, including appropriate buffers / screening, to ensure that there will be no significant negative effects; potential for a residual neutral effect. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. The site is located within 200m of a strategic footpath and within 1km of strategic cycle routes with the potential for a major positive effect against IA Objective 13b. Development at the site could result in the loss of areas of green infrastructure within the Green Network. Development could also regenerate areas of previously developed land with the potential for a minor positive effect against IA Objective 25. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development could regenerate an area of previously developed land with the potential for a minor positive effect on the townscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																		
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25	
3	++	0	0	--	++	-	N/A		0	++	+	0	0	--	-	0	?	0	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified in the Water Cycle Study (2014) as being very highly constrained. The site is within reasonable walking distance of both bus and train services with the potential for a major positive effect against IA Objective 9. The site is located over 800m from Telford town centre with the potential for a minor negative effect against IA Objective 10a. The site is located within 200m of a strategic footpath and within 1km of strategic cycle routes with the potential for a major positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																		
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25	
4	++	0	0	--	+	-	N/A		0	++	+	0	0	--	-	0	?	0	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified in the Water Cycle Study (2014) as being very highly constrained. The site is located within reasonable walking distance of bus routes with the potential for a minor positive effect against IA Objective 9. The site is located over 800m from Telford town centre with the potential for a minor negative effect against IA Objective 10a. The site is located within 200m of a strategic footpath and within 1km of strategic cycle routes with the potential for a major positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
5	++	0	0	--	+	++	N/A	0	++	+	0	0	--	-	0	?	0	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified in the Water Cycle Study (2014) as being very highly constrained. The site is located within reasonable walking distance of bus routes with the potential for a minor positive effect against IA Objective 9. The site is located within 800m of Telford town centre with the potential for a major positive effect against IA Objective 10a. The site is located within 200m of a strategic footpath and within 1km of strategic cycle routes with the potential for a major positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
6	++	0	0	--	++	++	N/A	0	++	-	0	0	--	-	0	?	0	-

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
7	++	0	0	--	++	++	N/A	0	++	-	0	0	-	+	0 ?	?	0	+
Summary: The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified in the Water Cycle Study (2014) as being very highly constrained. The site is within reasonable walking distance of both bus and train services with the potential for a major positive effect against IA Objective 9. The site is located within 800m of Telford town centre with the potential for a major positive effect against IA Objective 10a. The site is located within 200m of a strategic footpath and within 1km of strategic cycle routes with the potential for a major positive effect against IA Objective 13b. The site is located over 800m from a recreational area with the potential for a minor negative effect against IA Objective 14. The site contains a Listed Building and as such will require sensitive and responsive design, it is assumed that the Listed Building will be retained in development and considered that suitable mitigation is provided through the Local Plan and available at the project level, including appropriate screening / buffers, to ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 21 with an element of uncertainty until lower level site details arise. Development at the site could result in the loss of small areas of green infrastructure outside of the Green Network. Development could also regenerate areas of previously developed land with the potential for a minor positive effect against IA Objective 25. The site has not been assessed in the Landscape Sensitivity Study Update (2014), however development																		

could regenerate previously developed land, with the potential to improve the townscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
8	++	0	0	--	+	++	N/A	0	++	+	0	0	-	+	0	?	0	+

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified in the Water Cycle Study (2014) as being very highly constrained. The site is located within reasonable walking distance of bus routes with the potential for a minor positive effect against IA Objective 9. The site is located within 800m of Telford town centre with the potential for a major positive effect against IA Objective 10a. The site is located within 200m of a strategic footpath and within 1km of strategic cycle routes with the potential for a major positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. Development at the site could result in the loss of small areas of green infrastructure outside of the Green Network. Development could also regenerate areas of previously developed land with the potential for a minor positive effect against IA Objective 25. The site has not been assessed in the Landscape Sensitivity Study Update (2014), as the site is predominantly previously developed land development has the potential for minor positive effects on the townscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Donnington Wood

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
1	+	0	0	?	--	--	N/A	0	++	+	0	0	--	-	0	?	0	+

Summary:

The site can deliver around 2.5ha of employment land within the Donnington Wood area with the potential for a minor long-term positive effect against IA Objectives 1 to 3. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m from local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 200m of a strategic footpath and within 1km of strategic cycle routes with the potential for a major positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. The site is located within 200m of a Local Wildlife Site, mitigation provided through the Local Plan and available at the project level should ensure that there are no significant negative effects; potential for a residual neutral effect against IA Objective 18. Development at the site could result in the loss of areas of green infrastructure within the Green Network. Development could also regenerate areas of previously developed land with the potential for a minor positive effect against IA Objective 25. The site has not been assessed in the Landscape Sensitivity Study Update (2014), the site contains areas of previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on landscapes. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
2	+	0	0	?	--	--	N/A	0	+	+	0	0	--	-	0	?	0	-

Summary:

The site can deliver around 3ha of employment land within the Donnington Wood area with the potential for a minor long-term positive effect against IA Objectives 1 to 3. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m from local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA

Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
3	+	0	0	?	--	--	N/A	0	++	+	0	0	--	-	0	?	0	-

Summary:

The site can deliver around 14ha of employment land within the Donnington Wood area with the potential for a minor long-term positive effect against IA Objectives 1 to 3. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m from local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 200m of a strategic footpath and within 1km of strategic cycle routes with the potential for a major positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. The site is located within 200m of a Local Wildlife Site, mitigation provided through the Local Plan and available at the project level should ensure that there are no significant negative effects; potential for a residual neutral effect against IA Objective 18. Development at the site could result in the loss of green infrastructure within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
4	+	0	-	?	--	--	N/A	0	++	+	0	0	--	-	0	?	0	--

Summary:

The site can deliver around 15ha of employment land within the Donnington Wood area with the potential for a minor long-term positive effect against IA Objectives 1 to 3. The site is located partially within a clay resource area, and development has the potential to hinder future access to and use of this resource with the potential for a minor negative effect against IA Objective 7. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is located beyond reasonable walking distance to public transport

modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m from local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 200m of a strategic footpath and within 1km of strategic cycle routes with the potential for a major positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. Development at the site could result in the permanent loss of best and most versatile agricultural land (Grades 3a), with the potential for major long-term negative effects against IA Objective 25. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Hadley Park

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
1	++	0	0	-	--	--	N/A	0	++	-	0	0	--	-	0 ?	?	0	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m from local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 200m of a strategic footpath and within 1km of strategic cycle routes with the potential for a major positive effect against IA Objective 13b. The site is located over 800m from a recreational area with the potential for a minor negative effect against IA Objective 14. The site is adjacent to Listed Buildings and as such will require sensitive and responsive design; it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects, potential for a residual neutral effect against SA Objective 21 with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																		
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25	
2	++	0	0	-	--	--	N/A		0	++	-	0	0	--	-	0 ?	?	0	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m from local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 200m of a strategic footpath and within 1km of strategic cycle routes with the potential for a major positive effect

against IA Objective 13b. The site is located over 800m from a recreational area with the potential for a minor negative effect against IA Objective 14. The site is adjacent to Listed Buildings and as such will require sensitive and responsive design; it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects, potential for a residual neutral effect against SA Objective 21 with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																		
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25	
3	++	0	0	-	--	--	N/A		0	++	-	0	0	--	-	0	?	0	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m from local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 200m of a strategic footpath and within 1km of strategic cycle routes with the potential for a major positive effect against IA Objective 13b. The site is located over 800m from a recreational area with the potential for a minor negative effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
4	++	0	0	-	--	--	N/A	0	++	-	0	0	--	-	0	?	0	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m from local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 200m of a strategic footpath and within 1km of strategic cycle routes with the potential for a major positive effect against IA Objective 13b. The site is located over 800m from a recreational area with the potential for a minor negative effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Halesfield

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
1	++	0	0	--	+	+	N/A	0	+	+	0	0	--	-	0	?	0	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is located within reasonable walking distance of bus routes with the potential for a minor positive effect against IA Objective 9. The site is located within 800m of local centre services and facilities with the potential for a minor positive effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
2	++	0	0	--	+	+	N/A	0	+	+	0	0	--	-	0	?	0	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is located within reasonable walking distance of bus routes with the potential for a minor positive effect against IA Objective 9. The site is located within 800m of local centre services and facilities with the potential for a minor positive effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for

both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																		
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25	
3	++	0	0	--	+	+	N/A		0	+	+	0	0	--	-	0	?	--	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is located within reasonable walking distance of bus routes with the potential for a minor positive effect against IA Objective 9. The site is located within 800m of local centre services and facilities with the potential for a minor positive effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. The site lies wholly within a Flood Risk Area and would require Sequential and Exception Tests in line with the Local Plan and NPPF; development has the potential for a major negative effect against IA Objective 24. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
4	++	0	0	--	+	--	N/A	0	+	+	0	0	--	-	0	?	0	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is located within reasonable walking distance of bus routes with the potential for a minor positive effect against IA Objective 9. The site is located over 800m of local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the

potential for a minor positive effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																		
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25	
5	++	0	0	--	+	+	N/A		0	+	+	0	0	--	-	0	?	-	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is located within reasonable walking distance of bus routes with the potential for a minor positive effect against IA Objective 9. The site is located within 800m of local centre services and facilities with the potential for a minor positive effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. The site lies partially within a Flood Risk Area and would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																		
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25	
6	++	0	0	--	+	--	N/A		0	+	+	0	0	--	-	0	?	0	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is located within reasonable walking distance of bus routes with the potential for a minor positive effect against IA Objective 9. The site is located over 800m of local centre services and

facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
7	++	0	0	--	--	+	N/A	0	+	-	0	0	--	-	0	?	-	-
Summary: The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located within 800m of local centre services and facilities with the potential for a minor positive effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located over 800m from a recreational area with the potential for a minor negative effect against IA Objective 14. The site lies partially within a Flood Risk Area and would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
8	++	0	0	--	--	--	N/A	0	+	-	0	0	--	-	0	?	0	-
Summary: The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been																		

identified within the Water Cycle Study (2014) as being very highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m of local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located over 800m from a recreational area with the potential for a minor negative effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
9	++	0	0	--	--	+	N/A	0	+	+	0	0	--	-	0	?	-	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located within 800m of local centre services and facilities with the potential for a minor positive effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. The site lies partially within a Flood Risk Area and would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																		
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25	
10	++	0	0	--	+	+	N/A		0	+	+	0	0	--	-	0	?	-	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is located within reasonable walking distance of bus routes with the potential for a minor positive effect against IA Objective 9. The site is located within 800m of local centre services and facilities with the potential for a minor positive effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. The site lies partially within a Flood Risk Area and would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
11	++	0	0	--	--	+	N/A	0	+	+	0	0	--	-	0	?	-	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located within 800m of local centre services and facilities with the potential for a minor positive effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. The site lies partially within a Flood Risk Area and would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25	

12	++	0	0	--	--	+	N/A	0	+	-	0	0	--	-	0	?	0	-
Summary: The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located within 800m of local centre services and facilities with the potential for a minor positive effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located over 800m from a recreational area with the potential for a minor negative effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
13	++	0	0	--	--	--	N/A	0	+	+	0	0	--	-	0	?	-	-
Summary: The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m of local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. The site lies partially within a Flood Risk Area and would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.																		

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
14	++	0	0	--	+	+	N/A	0	+	+	0	0	--	-	0	?	0	-
Summary: The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is located within reasonable walking distance of bus routes with the potential for a minor positive effect against IA Objective 9. The site is located within 800m of local centre services and facilities with the potential for a minor positive effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.																		

Hortonwood

Site Option	SA Objective																		
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25	
2	++	0	0	-	--	+	N/A		0	++	+	0	0	--	-	0	?	0	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located within 800m of local centre services and facilities with the potential for a minor positive effect against IA Objective 10a. The site is located within 200m of a strategic footpath and within 1km of strategic cycle routes with the potential for a major positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
3	++	0	0	-	--	--	N/A	0	+	-	0	0	--	-	0	?	--	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m of local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located over 800m from a recreational area with the potential for a minor negative effect against IA Objective 14. A large proportion of the site lies within a Flood Risk Area and would require Sequential and Exception Tests in line with the Local Plan and NPPF, mitigation is likely to

be expensive and / or difficult to achieve; development has the potential for a major negative effect against IA Objective 24. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
4	++	0	0	-	--	--	N/A	0	+	-	0	0	--	-	0	?	0	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m of local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located over 800m from a recreational area with the potential for a minor negative effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
5	++	0	0	-	--	--	N/A	0	+	-	0	0	--	-	0	?	-	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is

located over 800m of local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located over 800m from a recreational area with the potential for a minor negative effect against IA Objective 14. The site lies partially within a Flood Risk Area and would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																		
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25	
6	++	0	0	-	--	--	N/A		0	+	-	0	0	--	-	0	?	0	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m of local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located over 800m from a recreational area with the potential for a minor negative effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
7	++	0	0	-	--	--	N/A	0	+	-	0	0	--	-	0	?	0	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been

identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m of local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located over 800m from a recreational area with the potential for a minor negative effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
8	++	0	0	-	--	--	N/A	0	+	-	0	0	--	-	0	?	0	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m of local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located over 800m from a recreational area with the potential for a minor negative effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
9	++	0	0	-	--	--	N/A	0	+	-	0	0	--	-	0	?	-	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m of local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located over 800m from a recreational area with the potential for a minor negative effect against IA Objective 14. The site lies partially within a Flood Risk Area and would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
10	++	0	0	-	--	--	N/A	0	--	+	0	0	--	-	0	?	-	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m of local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is not located within 200m of strategic footpaths or 1km of strategic cycle routes with the potential for a major negative effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. The site lies partially within a Flood Risk Area and would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

SA Objective

Site Option	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
11	++	0	0	-	+	+	N/A	0	++	+	0	0	--	-	0	?	-	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is located within reasonable walking distance of bus routes with the potential for a minor positive effect against IA Objective 9. The site is located within 800m of local centre services and facilities with the potential for a minor positive effect against IA Objective 10a. The site is located within 200m of a strategic footpath and within 1km of strategic cycle routes with the potential for a major positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. The site lies partially within a Flood Risk Area and would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
12	++	0	0	-	--	--	N/A	0	++	-	0	0	--	-	0	?	0	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located within 200m of a strategic footpath and within 1km of strategic cycle routes with the potential for a major positive effect against IA Objective 13b. The site is located over 800m from a recreational area with the potential for a minor negative effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work,

and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																		
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25	
13	++	0	0	-	--	--	N/A		0	+	-	0	0	--	-	0	?	0	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m of local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located over 800m from a recreational area with the potential for a minor negative effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																		
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25	
14	++	0	0	-	--	+	N/A		0	+	-	0	0	--	-	0	?	-	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located within 800m of local centre services and facilities with the potential for a minor positive effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located over 800m from a recreational area with the potential for a minor negative effect against IA Objective 14. The site lies partially within a Flood Risk Area and would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study

Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																		
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25	
15	++	0	0	-	--	--	N/A		0	+	-	0	0	--	-	0	?	0	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m of local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located over 800m from a recreational area with the potential for a minor negative effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																		
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25	
16	++	0	0	-	--	--	N/A		0	++	-	0	0	--	-	0	?	0	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m of local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 200m of a strategic footpath and within 1km of strategic cycle routes with the potential for a major positive effect against IA Objective 13b. The site is located over 800m from a recreational area with the potential for a minor negative effect against IA

Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
17	++	0	0	-	--	--	N/A	0	++	+	0	0	--	-	0	?	0	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m of local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 200m of a strategic footpath and within 1km of strategic cycle routes with the potential for a major positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
18	++	0	0	-	+	+	N/A	0	++	+	0	0	--	-	0	?	0	-

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is located within reasonable walking distance of bus routes with the potential for a minor positive effect against IA Objective 9. The site is located within 800m of local centre

services and facilities with the potential for a minor positive effect against IA Objective 10a. The site is located within 200m of a strategic footpath and within 1km of strategic cycle routes with the potential for a major positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Lightmoor

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
1	+	0	0	--	--	--	N/A	0	++	+	0	-	--	-	0	?	-	-

Summary:

The site can deliver just under 2.5ha of employment land within the Lightmoor area with the potential for a minor long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m from local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 200m of a strategic footpath and within 1km of strategic cycle routes with the potential for a major positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. The site contains an area of a Local Wildlife Site; mitigation provided through the Local Plan should ensure that there are no significant negative effects and development can avoid designated areas and provide appropriate buffers between development and designated areas, it is considered that there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. The site lies partially within a Flood Risk Area and would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
2	+	0	0	--	--	+	N/A	0	+	+	0	0	--	-	0	?	0	-

Summary:

The site can deliver around 4.5ha of employment land within the Lightmoor area with the potential for a minor long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located within

800m of local centre services and facilities with the potential for a minor positive effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Nedge Hill

Site Option	SA Objective																		
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25	
1	+	0	0	--	+	--	N/A		0	+	++	0	0	--	-	0	?	0	-

Summary:

The site can deliver around 7ha of employment land within the Nedge Hill area with the potential for a minor long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is located within reasonable walking distance of bus routes with the potential for a minor positive effect against IA Objective 9. The site is located over 800m from local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located adjacent to a recreational area with the potential for a major positive effect against IA Objective 14. The site is located within 200m of a Local Wildlife Site, mitigation provided through the Local Plan and available at the project level should ensure that there are no significant negative effects; potential for a residual neutral effect against IA Objective 18. Development at the site could result in the loss of green infrastructure within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																		
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25	
2	+	0	-	--	--	--	N/A		0	+	-	0	0	--	--	0	?	0	-

Summary:

The site can deliver just under 7.5ha of employment land within the Nedge Hill area with the potential for a minor long-term positive effect against IA Objectives 1 to 3. The site is located partially within a sand and gravel resource area and development has the potential to hinder future access to and use of this resource, with the potential for a minor negative effect against IA Objective 7. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m from local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located over 800m from a recreational area with the

potential for a minor negative effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																		
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25	
3	+	0	0	--	--	--	N/A		0	+	+	0	0	--	-	0	?	0	-

Summary:

The site can deliver just under 3ha of employment land within the Nedge Hill area with the potential for a minor long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m from local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																		
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25	
4	+	0	0	--	+	--	N/A		0	+	+	0	0	--	-	0	?	0	-

Summary:

The site can deliver around 6ha of employment land within the Nedge Hill area with the potential for a minor long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is located within reasonable walking distance of bus routes with the potential for a minor positive effect against IA Objective 9. The site is located over 800m from local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located within 800m of a recreational area with

the potential for a minor positive effect against IA Objective 14. The site is located within 200m of a Local Wildlife Site, mitigation provided through the Local Plan and available at the project level should ensure that there are no significant negative effects; potential for a residual neutral effect against IA Objective 18. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13	14	17	18	19	20	21	22	24	25	
5	+	0	0	--	--	--	N/A	0	+	+	0	0	--	-	0	?	0	-
Summary: The site can deliver just under 15ha of employment land within the Nedge Hill area with the potential for a minor long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m from local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.																		

Newport

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
1	++	0	0	--	--	-	N/A	0	--	++	0	0	--	-	0	?	0	-
Summary: The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Newport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m from Newport centre services and facilities with the potential for a minor negative effect against IA Objective 10a. The site is not located within 200m of strategic footpaths or 1km of strategic cycle routes with the potential for a major negative effect against IA Objective 13b. The site is located adjacent to a recreational area with the potential for a major positive effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium / low sensitivity to housing development and the site is greenfield land. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.																		

Priorslee

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
1	+	0	0	--	--	+	N/A	0	+	-	0	0	--	-	0 ?	?	0	+

Summary:

The site can deliver around 9ha of employment land within the Priorslee area with the potential for a minor long-term positive effect against IA Objectives 1 to 3. The site is located within the Coalport Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being very highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located within 800m of local centre services and facilities with the potential for a minor positive effect against IA Objective 10a. The site is located adjacent to the M54 with the potential for minor negative effects against IA Objective 13a, however it is considered that there is suitable mitigation provided through Local Plan policies and available at the project level, including appropriate buffers / screening, to ensure that there will be no significant negative effects; potential for a residual neutral effect. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. Development at the site could result in the loss of recreational space on site, however there is alternative provision located within 800m of the site; potential for a minor negative effect against IA Objective 14. The site is adjacent to Listed Buildings and as such will require sensitive and responsive design; it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects, potential for a residual neutral effect against SA Objective 21 with an element of uncertainty until site level details arise. Development at the site could result in the loss of areas of green infrastructure within the Green Network. Development could also regenerate areas of previously developed land with the potential for a minor positive effect against IA Objective 25. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Rural Sites

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
1	+	0	-	?	--	--	N/A	0	+	++	0	-	-	+	0	?	0	+

Summary:

The site can deliver up to 16ha of employment land within the rural area with the potential for a minor long-term positive effect against IA Objectives 1 to 3. The site is located partially within a sand and gravel resource area and development has the potential to hinder future access to and use of this resource, with the potential for a minor negative effect against IA Objective 7. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m from local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located adjacent to a recreational area with the potential for a major positive effect against IA Objective 14. The site is located around 200m from a SSSI, mitigation provided through Local Plan policies and available at the project level should ensure that there will be no significant negative effects; however given the size of the site and capacity to deliver up to 16ha of employment land, it is considered that there is the potential for a residual minor negative effect through increased disturbance, noise and light pollution. Development at the site could result in the loss of small areas of green infrastructure outside of the Green Network. Development could also regenerate areas of previously developed land with the potential for a minor positive effect against IA Objective 25. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is predominantly previously developed land with the potential for a minor positive effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
2	+	0	-	?	--	--	N/A	0	+	+	0	0	--	-	0 ?	?	0	-

Summary:

The site can deliver around 1ha of employment land within the rural area with the potential for a minor long-term positive effect against IA Objectives 1 to 3. The site is located partially within a sand and gravel resource area and development has the potential to hinder future access to and use of this resource, with the potential for a minor negative effect against IA Objective 7. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is located beyond reasonable walking distance to public transport

modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m from local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located adjacent to the M54 with the potential for minor negative effects against IA Objective 13a, however it is considered that there is suitable mitigation provided through Local Plan policies and available at the project level, including appropriate buffers / screening, to ensure that there will be no significant negative effects; potential for a residual neutral effect. The site is located within 200m of strategic footpaths with the potential for a minor positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. The site is adjacent to Listed Buildings and as such will require sensitive and responsive design; it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects, potential for a residual neutral effect against SA Objective 21 with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of medium sensitivity to housing development. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
3	+	0	-	?	--	--	N/A	0	++	++	0	0	--	--	0 ?	?	0	-

Summary:

The site can deliver up to 7ha of employment land within the rural area with the potential for a minor long-term positive effect against IA Objectives 1 to 3. The site is located adjacent to a sand and gravel resource area and development has the potential to hinder future access to and use of this resource, with the potential for a minor negative effect against IA Objective 7. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m from local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located adjacent to the M54 with the potential for minor negative effects against IA Objective 13a, however it is considered that there is suitable mitigation provided through Local Plan policies and available at the project level, including appropriate buffers / screening, to ensure that there will be no significant negative effects; potential for a residual neutral effect. The site is located within 200m of a strategic footpath and within 1km of strategic cycle routes with the potential for a major positive effect against IA Objective 13b. The site is located adjacent to a recreational area with the potential for a major positive effect against IA Objective 14. The site is adjacent to a Registered Park and Garden, and as such will require sensitive and responsive design; it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects, potential for a residual neutral effect against SA Objective 21 with an element of uncertainty until site level details arise. Development at the site could result in the loss of green infrastructure within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential

for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
4	+	0	-	?	--	--	N/A	0	+	+	0	0	--	-	0	?	0	-

Summary:

The site can deliver around 3.5ha of employment land within the rural area with the potential for a minor long-term positive effect against IA Objectives 1 to 3. The site is located partially within a sand and gravel resource area and development has the potential to hinder future access to and use of this resource, with the potential for a minor negative effect against IA Objective 7. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m from local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located adjacent to the M54 with the potential for minor negative effects against IA Objective 13a, however it is considered that there is suitable mitigation provided through Local Plan policies and available at the project level, including appropriate buffers / screening, to ensure that there will be no significant negative effects; potential for a residual neutral effect. The site is located within 200m of strategic footpaths with the potential for a minor positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																		
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25	
5	+	0	-	?	--	--	N/A		0	--	-	0	0	--	-	0 ?	?	0	+

Summary:

The site can deliver around 6ha of employment land within the rural area with the potential for a minor long-term positive effect against IA Objectives 1 to 3. The site is located partially within a sand and gravel resource area and development has the potential to hinder future access to and use of this resource, with the potential for a minor negative effect against IA Objective 7. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m from local

centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is not located within 200m of strategic footpaths or 1km of strategic cycle routes with the potential for a major negative effect against IA Objective 13b. The site is located over 800m from a recreational area with the potential for a minor negative effect against IA Objective 14. The site is adjacent to Listed Buildings and as such will require sensitive and responsive design; it is considered that suitable mitigation is provided through the Local Plan to ensure that there will be no significant negative effects, potential for a residual neutral effect against SA Objective 21 with an element of uncertainty until site level details arise. Development at the site could result in the loss of areas of green infrastructure within the Green Network. Development could also regenerate areas of previously developed land with the potential for a minor positive effect against IA Objective 25. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
6	+	0	--	?	--	--	N/A	0	+	+	0	0	--	--	0	?	0	-

Summary:

The site can deliver around 4.5ha of employment land within the rural area with the potential for a minor long-term positive effect against IA Objectives 1 to 3. The site is located wholly within a coal, and crushed rock resource area and development has the potential to hinder future access to and use of these resources, with the potential for a major negative effect against IA Objective 7. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m from local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Shawburch

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
1	+	0	--	?	--	+	N/A	0	+	+	0	0	--	--	0	?	0	--

Summary:

The site can deliver up to 18.5ha of employment land within the Shawburch area with the potential for a minor long-term positive effect against IA Objectives 1 to 3. The site is located wholly within a sand and gravel resource area and development has the potential to hinder future access to and use of this resource, with the potential for a major negative effect against IA Objective 7. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located within 800m of local centre services and facilities with the potential for a minor positive effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. Development at the site could result in the permanent loss of best and most versatile agricultural land (Grades 2 and 3a), with the potential for major long-term negative effects against IA Objective 25. The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																		
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25	
2	+	0	0	?	+	+	N/A		0	++	+	0	0	--	-	0	?	0	+

Summary:

The site can deliver just under 7ha of employment land within the Shawburch area with the potential for a minor long-term positive effect against IA Objectives 1 to 3. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site is located within reasonable walking distance of bus routes with the potential for a minor positive effect against IA Objective 9. The site is located within 800m of local centre services and facilities with the potential for a minor positive effect against IA Objective 10a. The site is located within 200m of a strategic footpath and within 1km of strategic cycle routes with the potential for a major positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. Development at the site could result in the loss of areas of green infrastructure within the Green Network. Development could also

regenerate areas of previously developed land with the potential for a minor positive effect against IA Objective 25. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site contains previously developed land, however it is predominantly greenfield land, development has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Wappenshall

Site Option	SA Objective																		
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25	
1	++	0	--	-	--	--	N/A		0	+	+	0	0	--	-	0	?	0	--

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located wholly within a sand and gravel resource area and development has the potential to hinder future access to and use of this resource, with the potential for a major negative effect against IA Objective 7. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m from local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. Development at the site could result in the loss of green infrastructure within the Green Network. Development at the site could result in the permanent loss of best and most versatile agricultural land (Grades 2 and 3a), with the potential for major long-term negative effects against IA Objective 25. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																		
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25	
2	++	0	-	-	--	+	N/A		0	++	-	0	0	--	-	0	?	-	--

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located partially within a sand and gravel, and clay resource area and development has the potential to hinder future access to and use of these resources, with the potential for a minor negative effect against IA Objective 7. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The edge of the site is located within 800m of

local centre services and facilities with the potential for a minor positive effect against IA Objective 10a. The site is located within 200m of a strategic footpath and within 1km of strategic cycle routes with the potential for a major positive effect against IA Objective 13b. The site is located over 800m from a recreational area with the potential for a minor negative effect against IA Objective 14. The site lies partially within a Flood Risk Area and would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site could result in the loss of green infrastructure within the Green Network. Development at the site could result in the permanent loss of best and most versatile agricultural land (Grades 2 and 3a), with the potential for major long-term negative effects against IA Objective 25. The site has not been assessed in the Landscape Sensitivity Study Update (2014); the site is greenfield land and development therefore has the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10		13		14	17	18	19	20	21	22	24	25
3	++	0	--	-	--	+	N/A	0	+	+	0	0	--	--	0	?	-	--

Summary:

The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located almost wholly within a sand and gravel, and clay resource area and development has the potential to hinder future access to and use of these resources, with the potential for a major negative effect against IA Objective 7. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The edge of the site is located within 800m of local centre services and facilities with the potential for a minor positive effect against IA Objective 10a. The site is located within 1km of a strategic cycle route with the potential for a minor positive effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. The site lies partially within a Flood Risk Area and would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site could result in the loss of green infrastructure within the Green Network. Development at the site could result in the permanent loss of best and most versatile agricultural land (Grades 2 and 3a), with the potential for major long-term negative effects against IA Objective 25. The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
4	++	0	0	-	--	--	N/A	0	--	+	0	0	--	--	0	?	-	--
Summary: The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. The site is located within the Rushmoor Waste Water Treatment Works catchment area which has been identified within the Water Cycle Study (2014) as being moderately to highly constrained. The site is located beyond reasonable walking distance to public transport modes (bus and train) with the potential for a major negative effect against IA Objective 9. The site is located over 800m from local centre services and facilities with the potential for a major negative effect against IA Objective 10a. The site is not located within 200m of strategic footpaths or 1km of strategic cycle routes with the potential for a major negative effect against IA Objective 13b. The site is located within 800m of a recreational area with the potential for a minor positive effect against IA Objective 14. The site lies partially within a Flood Risk Area and would require Sequential and Exception Tests in line with the Local Plan and NPPF. Development at the site could result in the loss of green infrastructure within the Green Network. Development at the site could result in the permanent loss of best and most versatile agricultural land (Grades 2 and 3a), with the potential for major long-term negative effects against IA Objective 25. The site is identified in the Landscape Sensitivity Study Update (2014) as of high / medium sensitivity to housing development. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.																		

Church Aston & Lilleshall

Site Option	SA Objective																	
	1-3	4	7	8	9	10	13	14	17	18	19	20	21	22	24	25		
East of the A41 & south of Mere Park	++	0	-	?	--	-	+	0	+	+	0	0	--	-	0	?	0	-
Summary: The site could deliver employment growth within a strategic employment area with the potential for a major long-term positive effect against IA Objectives 1 to 3. Development at this site may hinder future access to and use of mineral resources, and could result in the loss of green infrastructure within the green network. There are uncertainties in regards to the provision of the necessary WwTW infrastructure. The site has good access to the existing strategic cycle network, however it is located beyond reasonable walking distance to a bus route and Newport centre services and facilities are currently beyond reasonable walking distance. The site is within reasonable walking distance to a secondary school, but not a primary school. The site is within reasonable walking distance of existing recreational space. The site has not been assessed in the Landscape Sensitivity Study Update (2014); however it is entirely greenfield land adjacent to the urban area with the potential for a minor negative effect on the landscape. Development at the site has the potential for both positive and negative effects on traffic; employment development has the potential for positive effects by reducing the number of residents commuting out of Telford for work, and negative effects by increasing traffic on local roads. Overall it is considered that the potential effects on IA Objective 22 remains uncertain at this stage.																		

Appendix VII: Compatibility Analysis of Local Plan Vision and Objectives

Key:

Neutral	O
Very Compatible	++
Compatible	+
Uncertain	?
Incompatible	-
Very Incompatible	--

Compatibility Analysis of Local Plan Vision

The purpose of Shaping Places is to help sustain and enhance the quality of the borough and the quality of life in the borough. One of its duties is to describe the type of place we aspire to in the future, in other words, the vision for the borough.

This vision is summarised as:

- **By 2031, Telford & Wrekin will be a healthier, more prosperous and better connected place than it is today.**
- **It will have a population of approximately 198,000 people.**
- **Development will be focused in Telford and Newport.**
- **Communities in the rural and urban area will be supported.**
- **The environment and community green spaces will be protected and enhanced.**
- **New development and inward investment will provide a high quality of life for those who live and work in and visit the area.**

SA Objectives		Compatibility Analysis
Sustainable Economic Development		
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	+
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	+
3	To ensure an appropriate supply of employment land and starter business premises.	+
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	+
5	Locate housing in areas with good accessibility to employment, services and amenities.	+
Resource Management & Material Assets		
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	?
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.	?
8	To minimise demand upon water resources and to enable the timely provision of adequate waste water treatment to support increased housing provision.	?
9	To make travel more reliable and efficient, as well as enhance access to jobs, education, healthcare, shops and leisure.	+
10	To work with other service providers to enable the timely provision of community facilities to accord with the delivery of new houses.	+

SA Objectives		Compatibility Analysis
Sustainable Communities		
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	++
12	To provide an environment that helps retain well-educated members of the work force.	+
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	+
14	To create opportunities for the community to reduce levels of obesity.	+
15	To enable vulnerable people to live independently.	+
16	To ensure urban design and layout contributes towards reducing the potential for crime.	+
Environmental Sustainability		
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.	+
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	+
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.	+
20	To manage the landscape effects of development in recognition of European Landscape Convention.	+
21	To enhance, conserve and protect buildings, sites, and the setting of historic assets to the urban environment as part of development projects.	+
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	+
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	+
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	+

Summary:

The draft vision is highly compatible with the majority of the SA Objectives, particularly those relating to Sustainable Economic Development and Sustainable Communities. It was also found to be compatible with Flooding, Biodiversity, Natural Environment, Historic Environment, and Culture and Tourism, as well as improving access to services, facilities and employment opportunities. No significant incompatibilities were identified. Uncertainty was identified in relation to waste, minerals and the water environment.

IA Recommendation:

The Vision could be strengthened by amending it to say, '**Sustainable** development and regeneration will be focused in Telford and Newport' and 'new development and investment will provide a high quality of life for **all** those who live and work in and visit the area'.

Compatibility Analysis of Local Plan Objectives

Draft Local Plan Aims and Objectives:

Aim 1: Promote prosperity and opportunity for everyone

Objectives:

1. Support the delivery of 76 hectares of employment land on a range of sites across the borough;
2. Support and enhance the network of urban centres as the focus for local business, shopping, community facilities and residential development well served by public transport, walking and cycling, with Telford Town Centre being the sub-regional centre for the borough;
3. Consolidate and strengthen Newport's role as a Market Town;
4. Support and enable the development of rural enterprises;
5. Expand the leisure, tourism and business visitor offer supporting Destination Telford;
6. Support actions to sustain business and equip the local workforce for future opportunities;
7. Support measures which reduce youth unemployment and promote employment.

Aim 2: Meet local housing needs and aspirations

Objectives:

8. Support delivery of 15,555 new dwellings across the whole borough by 2031;
9. Make sure new developments deliver a range of housing types and tenures that meet the needs of household groups;
10. Ensure an appropriate proportion of new dwellings are affordable;
11. Improve the quality of new and existing housing;
12. Meet the identified housing needs of Gypsies and Travellers.

Aim 3: Harness the borough's natural environment

Objectives:

13. Make sure that the natural environment is planned, designed and managed to meet site, local and strategic needs;
14. Make sure that Strategic Landscapes are protected and managed appropriately;
15. Safeguard and enhance the borough's biodiversity.

Aim 4: Promote socially cohesive, healthy and active communities

Objectives:

16. Enable healthier lifestyles and improve the health and wellbeing of the population;
17. Address social and economic deprivation;
18. Enhance the borough's education and training facilities;
19. Support the creation of safe and secure environments;

- 20. Enable people to live independently for longer;
- 21. Sustain and enhance the vitality of rural settlements.

Aim 5: Enhance the infrastructure for improved access and communication

Objectives:

- 22. Support the continued provision of an accessible and integrated transport network, including links to regional and national destinations;
- 23. Encourage and help enable greater access by non-vehicular means to local green space, services and locations of employment;
- 24. Enhance broadband and mobile networks across the borough.

Aim 6: Value the cultural and heritage assets

Objectives:

- 25. Achieve high quality urban design which responds to local context and which provides opportunities for innovation;
- 26. Safeguard the character and setting of the borough's built and natural heritage, including Ironbridge Gorge World Heritage Site and the Wrekin;
- 27. Protect and enhance the borough's local distinctiveness.

Aim 7: Reduce the environmental impact of new development

Objectives:

- 28. Promote solutions that reduce energy demands on non-renewable energy sources;
- 29. Safeguard the borough's limited mineral resources for future generations;
- 30. Support measures to increase household recycling rates;
- 31. Make sure development mitigates for and enables adaption to the effects of climate change;
- 32. Encourage the most efficient use of land and existing buildings to meet local needs;
- 33. Protect the borough's water supply and quality and reduce the risk of flooding.

Draft LP Aims & Objs	Sustainability Objectives																							
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Aim 1: Promote prosperity and opportunity for everyone																								
1	++	++	++	+	+	0?	0?	0?	+	+	+	+	+	+	+	0	?	?	++	?	?	?	++	++
2	+	+	+	+	+	0	0	0	+	+	+	+	+	+	+	0	0	0	+	0	0	++	++	++
3	+	+	+	+	+	0	0	0	+	+	+	+	+	+	+	0	0	0	+	0	0	++	++	++
4	+	+	+	+	+	0	0	0	+	+	+	+	+	+	+	0	0	0	+	0	0	++	++	++
5	+	+	+	+	+	0	0	0	+	+	+	+	+	+	+	0	0	0	+	0	0	++	++	++
6	+	+	0	0	0	0	0	0	+	0	+	+	0	0	+	0	0	0	0	0	0	0	0	0
7	+	+	+	+	+	0	0	0	+	+	+	+	0	+	+	0	0	0	+	0	0	++	++	++
Aim 2: Meet local housing needs and aspirations																								
8	+	+	0	++	+	0?	0?	?	+	+	+	+	+	0	+	+	?	?	++	?	?	?	++	++
9	0	+	0	+	+	0?	0?	0?	+	+	+	+	+	0	+	+	0	0	+	0	0	++	++	++
10	0	+	0	+	+	0?	0?	0?	+	+	+	+	+	0	+	+	0	0	+	0	0	++	++	++
11	+	+	0	+	0	0	+	+	+	0	+	+	+	0	+	+	0	0	+	0	0	++	++	0
12	+	+	0	++	+	0?	0	0?	+	+	+	+	+	0	+	+	0	0	+	0	0	++	++	0
Aim 3: Harness the borough's natural environment																								
13	+	+	0	0	0	0	0	0	0	0	0	+	+	+	+	+	+	+	+	+	0	+	+	+
14	0	0	0	0	0	0	0	0	0	0	0	+	+	+	0	0	+	+	+	+	0	+	+	0
15	0	0	0	0	0	0	0	0	0	0	0	+	+	+	0	0	+	+	+	+	0	+	+	+
Aim 4: Promote more socially cohesive, healthy and active communities																								
16	0	+	+	+	+	+	0	+	+	+	+	+	++	++	+	0	+	+	+	+	+	+	+	+
17	+	+	+	+	+	0	0	0	+	+	+	+	+	+	+	+	0	0	+	0	0	0	0	0
18	+	+	+	+	+	0	0	0	+	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0
19	+	0	0	0	0	0	0	0	+	+	+	0	0	0	+	++	0	0	0	0	+	0	0	0
20	0	+	0	+	+	0	0	0	+	+	0	+	++	+	++	+	0	0	0	0	0	+	+	+
21	+	+	+	+	+	0	0	0	+	+	+	+	+	+	+	0	0	0	0	0	0	+	+	+
Aim 5: Enhance the infrastructure for improved access and communication																								
22	+	+	+	+	+	0	0	0	++	+	0	+	+	+	+	0	0	0	0	0	0	+	+	0
23	+	+	+	+	+	0	0	0	++	+	+	+	+	+	+	0	0	0	+	0	0	+	0	0
24	+	+	+	0	0	0	+	0	0	0	+	+	0	0	0	0	0	0	0	0	0	+	0	0
Aim 6: Value the cultural and heritage assets																								
25	+	+	0	0	+	+	+	+	+	+	0	+	+	+	+	+	0	+	+	+	+	+	+	+
26	+	+	0	0	+	+	+	+	+	+	0	+	+	+	+	+	+	+	+	+	+	+	+	+

Draft LP Aims & Objs	Sustainability Objectives																							
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
27	+	0	0	0	+	0	0	0	0	+	+	+	+	+	+	0	+	+	+	+	+	0	+	+
Aim 7: Reduce the environmental impact of new development																								
28	0	0	0	0	+	+	+	+	+	0	+	+	0	0	0	0	0	0	+	0	0	++	+	+
29	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	+	+	+	+	0	0	0	0
30	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0
31	0	0	0	0	+	+	+	+	+	0	0	0	+	0	0	0	+	+	+	+	+	++	++	++
32	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
33	0	0	0	0	0	0	0	++	0	0	0	0	+	0	0	0	0	+	+	+	0	0	+	++

Summary:

Overall, the Draft Local Plan Strategic Objectives which seek to support the Vision are considered to be compatible with the majority of SA Objectives. At a strategic level there are complex inter-relationships between the Objectives; some are wide reaching in their potential effects whilst others are neutral or not relevant because some plan objectives are very specific and therefore only relate to certain SA topics. Some uncertainties exist due to the high level nature of the Objectives and cannot be mitigated until more details are known at a later stage or lower level of the plan making process. These uncertainties generally arise against SA Objectives relating to the natural environment, particularly for Draft Local Plan Objectives that seek to provide a certain type or level of development

IA Recommendations:

- There is the potential to strengthen the objectives under Aim 7, with the inclusion of an objective that seeks to minimise the impact of new development on natural resources and encourage their efficient use.

**Telford and Wrekin Local Plan Submission Version
Final Integrated (Sustainability) Appraisal Report**

**EQUALITY AND DIVERSITY IMPACT ASSESSMENT
SCREENING REPORT**

June 2016

EQUALITY AND DIVERSITY IMPACT ASSESSMENT SCREENING REPORT

Telford and Wrekin Local Plan Submission Version Integrated (Sustainability) Appraisal Report

<i>date:</i>	Draft May 2016 Final June 2016	
<i>prepared for:</i>	Telford and Wrekin Council	
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1.0 INTRODUCTION

- 1.1 This Report sets out the process and results of a screening assessment for an Equality and Diversity Impact Assessment (EqIA) of the Telford & Wrekin Local Plan. The Plan sets out the Spatial Vision and Objectives which will help deliver the Vision, Policies and options for potential Site Allocations of the local plan for Telford & Wrekin Borough. Enfusion Ltd has been commissioned to carry out the screening view on behalf of the Council and as part of the Integrated (Sustainability) Appraisal (IA) of the emerging Telford and Wrekin Local Plan.

Background

- 1.2 The Plan has been prepared to comply with national planning policy guidance using a range of evidence and taking into account responses made to previous consultation. It is based on research into the characteristics of the Borough area, relationships with adjoining areas, past trends and future predictions.
- 1.3 Under the Equality Act 2010, public authorities such as Telford & Wrekin Council must in the exercise of their functions, have due regard to the need to:
- Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by or under the Act.
 - Advance equality of opportunity between people who share a characteristic and those who do not share a characteristic.
 - Foster good relations between people who share a characteristic and those who do not share a characteristic.
- 1.4 An EqIA is a tool which seeks to improve the work of the Council and ensure that they meet the requirement of the Equality Act 2010.
- 1.5 It is important to note that assessment of equality and diversity, has been detailed through the Integrated Appraisal (IA) process. All aspects of the developing Plan have been appraised against an IA framework (see Table 2.6 of the Final IA Report) including several IA objectives that directly and indirectly address the needs of people who share protected characteristics. These include: No.1 to 3 – Economy & Employment; No.4 and 5 - Housing; No. 9 – Accessibility to Public Transport; No. 10 - Accessibility to Local or Town Centre Services and Facilities and Educational Facilities; No. 13 – Health and Wellbeing including Accessibility to Strategic Footpaths and Cycle Routes; No. 14 – Accessibility to Recreational Space; No. 20 – Landscape; and No. 21 - Cultural Heritage. The findings of this EqIA have been integrated into the IA of the Plan and are provided separately as Appendix VIII to the IA Report.

Consultation

- 1.6 The Draft EqlA Screening Report accompanied the Draft Integrated Appraisal Report and the Draft Telford and Wrekin Local Plan for public consultation in August 2015. No comments were received in relation to the EqlA. A Final EqlA Screening Report accompanied the IA Report (Dec 2015) and Telford & Wrekin Local Plan Publication Version on consultation from February to March 2016. No comments were received in relation to the EqlA.

Purpose and Structure of Report

- 1.7 The purpose of this Screening Report is to determine whether the Plan is likely to have negative or positive impacts on people who share protected characteristics under the Equality Act 2010 and whether a full EqlA is required.
- 1.8 This report is structured to demonstrate compliance with the requirements of the Equality Act. Following this introductory section, the Report is organised into three further sections:
- **Section 2** - summarises the requirements of the Equality Act 2010 and the purpose of EqlA.
 - **Section 3** - outlines the Screening process and the findings of the screening assessment.
 - **Section 4** - summarises the findings of the EqlA and sets out the next steps, including consultation arrangements.

2.0 EQUALITY AND DIVERSITY IMPACT ASSESSMENT: EQUALITY ACT 2010 REQUIREMENTS

- 2.1 The Equality Act (2010) came into effect in October 2010 with the aim of harmonising all current discrimination law and strengthening the laws that prevent discrimination. The Equality Act applies to the provision of services and public functions and includes the development of Council policies and plans. The Act maintains some of the protections provided by previous legislation and in many areas improves or standardises anti-discrimination law by removing inconsistencies between protected characteristics. It is designed to prevent unlawful discrimination on the basis of nine protected characteristics shared by everybody (previously referred to as equality strands): age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation.
- 2.2 Where land use planning is concerned, inequality can exist in a number of forms and this can include inadequate provision of and access to services (health, food stores, education facilities), good quality homes, employment opportunities, a healthy living environment and transport infrastructure (roads, pavements, public transport) for all members of society.
- 2.3 In summary, Telford & Wrekin Council must in the exercise of its functions, have due regard to the need to:
- Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by or under the Act.
 - Advance equality of opportunity between people who share a characteristic and those who do not share a characteristic.
 - Foster good relations between people who share a characteristic and those who do not share a characteristic.
- 2.4 The Equality Act 2010 does not specify how public authorities should analyse the effects of their existing or new policies in relation to equality, but doing so is an important part of complying with the general duty. The approach in this Report reflects the principles of the Equality Framework for Local Government¹.
- 2.5 An EqlA is a tool which seeks to improve the work of a Council and ensure that the policies and plans it develops do not discriminate in the way they provide services and employment, and that where possible they do all they can to advance equality of opportunity between persons who share a relevant protected characteristic, and persons who do not.

¹ Equality and Human Rights Commission (2010) Equality Impact Assessment quick-start guide. Online at http://www.equalityhumanrights.com/sites/default/files/documents/PSD/equality_impact_assessment_guidance_quick-start_guide.pdf

- 2.6 The methods and approach used for this assessment involve the following stages - outlined in Table 1. This Report outlines the method and findings for Stage 1 of the assessment - the Screening.

Table 2.1: Equality and Diversity Impact Assessment: Key Stages	
Stage 1	
Screening for Equality and Diversity Impact Assessment	<ul style="list-style-type: none"> Identify the main purpose and aims of strategy/plan. Identify other plans, programmes and assessments that have influenced the strategy/ plan in relation to equality. Provide baseline information on issues and needs related to each protected characteristic or person. Assess the impacts of the strategy/ plan on the protected characteristics or persons. <p><i>If no negative effects are likely then no further assessment will be required.</i></p> <p><i>If there are effects are judged likely or uncertainty exists which cannot be easily mitigated – the precautionary principle applies proceed to Stage 2</i></p>
Stage 2	
Full Equality and Diversity Impact Assessment	<ul style="list-style-type: none"> Complete additional baseline and research. Agree scope and method with wider [public] stakeholders as necessary. Assess strategy/plan in greater detail. Provide recommendations to mitigate negative impacts. Develop measures to monitor, evaluate and review (including timescale and mechanisms) the recommendations. Report outcomes of EqlA and consult with wider [public] stakeholders as necessary. Finalise EqlA following responses from public and implement.

3.0 EQUALITY AND DIVERSITY IMPACT ASSESSMENT STAGE 1: SCREENING

- 3.1 As detailed previously in Table 1, EqlA typically involves two stages. This Report sets out the approach and findings for Stage 1, to determine whether the Plan is likely to have negative effects on people who share a protected characteristic or persons identified under the Equality Act 2010 and whether a full EqlA is required.

Approach to Equality and Diversity Impact Assessment Screening: Key Tasks

- 3.2 The process of Screening can be broken down into four main task areas. Each Task is outlined in more detail below.

Task 1: Identify the main purpose and aims of strategy/ plan – This is where a description of the strategy/ plan will be provided. The following questions will be used to set out the information required for this task. The questions are:

- What are the main aims, objectives, purpose and outcomes of the policy and how does it fit in with the wider aims of the organisation?
- Who implements or delivers the policy, service or function?
- Who will be affected by the strategy/ plan?

Task 2: Description of other plans, programmes and policies used to develop the strategy/ plan – This will draw out any relevant documents that have influenced the development of the strategy/ plan in relation to equality.

Task 3: Review baseline data and research – This will involve looking at relevant equalities monitoring data covering the nine protected characteristics or persons from existing databases. Any gaps will be identified.

Task 4: Screening Assessment, recording the view and the supporting information and analysis – This is where the information gained from tasks 1 to 3 is brought together to support the screening view. The assessment uses a simplified version of the SA/SEA appraisal key applied across the strategy/ plan, with the assessment informed by decision aiding questions:

- Will the policy have a negative impact on any of the protected characteristics or persons?
- How can identified negative impacts be minimised or removed?
- How can identified positive impacts be improved or enhanced?
- Is monitoring of the issues required?

Assessment Key	
+	Positive Effect
-	Negative Effect
0	Neutral Effect
?	Unknown or Uncertain Effect

Task 1: Identify the main purpose and aims of strategy/ plan

What are the main aims, objectives, purpose and outcomes of the policy and how does it fit in with the wider aims of the organisation?

- 3.3 The Plan sets out the proposed strategy to accommodate future development across the Borough up to 2031. When adopted, this document will form the main part of the local development framework for the Telford & Wrekin Local Authority Plan Area. The purpose of the Local Plan is to explain what type of place the Borough of Telford & Wrekin is today, the type of place it aspires to be in the future and to provide policies which help manage change and development towards that future over a 20 year period.
- 3.4 The Plan sets out how Telford and Wrekin Borough will meet its housing and employment needs, as identified in the Objectively Assessed Housing Need Study², the Retail & Leisure Capacity Study and Health Check³, and the emerging Employment Land Review⁴. The Plan includes a Vision, and 7 Aims including 33 proposed Objectives to help deliver the Vision. The aim of the Local Plan is to help sustain and enhance the quality of the Borough and the quality of life for those who live and work in and visit the Borough. The vision is summarised as follows:
- By 2031, Telford & Wrekin will be a healthier, more prosperous and better connected place.
 - It will have a population of approximately 198,000 people.
 - Development will be focused in Telford and Newport.
 - Communities in the rural and urban area will supported.
 - The environment and community green spaces will be protected and enhanced.
 - New development and inward investment will provide a high quality of life for those who live and work in and visit the area.
- 3.5 The aims and objectives are an expansion of the vision and provide the basis for the Spatial Strategy and the Detailed Policies. They also respond to the wider strategies and priorities of the Council and its partners such as the Health and Wellbeing Strategy. The Local Plan aims and objectives are set out in the table below.

² Telford and Wrekin Council and Peter Brett Associates (2015) Telford & Wrekin Objectively Assessed Housing Need Final Report [online]
http://www.telford.gov.uk/downloads/file/2575/objectively_assessed_need_report [accessed April 2015]

³ Telford and Wrekin Council and WYG Planning & Environment (2014) Retail & Leisure Capacity Study and Health Check [online]
http://www.telford.gov.uk/downloads/file/1491/retail_and_leisure_study_2014 [accessed April 2015]

⁴ Study still in progress, Interim Report (2012) available [online]
http://www.telford.gov.uk/downloads/file/1280/employment_land_review_interim_report_2012 [accessed April 2015]

Table 3.1: Draft Local Plan Aims & Objectives

Economy
<p>Aim 1: Promote prosperity and opportunity for everyone</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1. Support the delivery of at least 76 hectares of employment land on a range of sites across the borough; 2. Support and enhance the network of urban centres as the focus for local business, shopping, community facilities and residential development well served by public transport, walking and cycling, with Telford Town Centre being the sub-regional centre for the borough; 3. Consolidate and strengthen Newport's role as a Market Town; 4. Support and enable the development of rural enterprises; 5. Expand the leisure, tourism and business visitor offer supporting Destination Telford; 6. Support actions to sustain business and equip the local workforce for future opportunities; 7. Support measures which reduce youth unemployment and promote employment.
Housing
<p>Aim 2: Meet local housing needs and aspirations</p> <p>Objectives:</p> <ol style="list-style-type: none"> 8. Support delivery of 15,555 new dwellings across the whole borough by 2031; 9. Make sure new developments deliver a range of housing types and tenures that meet the needs of household groups; 10. Ensure an appropriate proportion of new dwellings are affordable; 11. Improve the quality of new and existing housing; 12. Meet the identified housing needs of Gypsies and Travellers.
Natural Environment
<p>Aim 3: Harness the borough's natural environment</p> <ol style="list-style-type: none"> 13. Make sure that the natural environment is planned, designed and managed to meet site, local and strategic needs; 14. Make sure that Strategic Landscapes are protected and managed appropriately; 15. Safeguard and enhance the borough's biodiversity.
Community
<p>Aim 4: Promote socially cohesive, healthy and active communities</p> <p>Objectives:</p> <ol style="list-style-type: none"> 16. Enable healthier lifestyles and improve the health and wellbeing of the population; 17. Address social and economic deprivation; 18. Enhance the borough's education and training facilities; 19. Support the creation of safe and secure environments; 20. Enable people to live independently for longer; 21. Sustain and enhance the vitality of rural settlements.
Connections
<p>Aim 5: Enhance the infrastructure for improved access and communication</p> <p>Objectives:</p> <ol style="list-style-type: none"> 22. Support the continued provision of a highly accessible and integrated transport network, including links to regional and national destinations; 23. Encourage and help enable greater access by non-vehicular means to local green space, services and locations of employment; 24. Enhance broadband and mobile networks across the borough.
Built Environment
<p>Aim 6: Value the cultural and heritage assets</p>

Objectives:
25. Achieve high quality urban design which responds to local context and provides opportunities for innovation;
26. Safeguard the character and setting of the borough's built and natural heritage, including Ironbridge Gorge World Heritage Site and the Wrekin;
27. Protect and enhance the borough's local distinctiveness.

Environmental Resources

Aim 7: Reduce the environmental impact of new development

Objectives:
28. Promote solutions that reduce energy demands on non-renewable energy sources;
29. Safeguard the borough's limited minerals resources for future generations;
30. Support measures to increase household recycling rates;
31. Make sure development mitigates for and enables adaption to the effects of climate change;
32. Encourage the most efficient use of land and existing buildings to meet local needs;
33. Protect the borough's water supply and quality and reduce the risk of flooding.

- 3.6 The Local Plan proposes the delivery of at least 15,555 new dwellings and 76 ha of new employment land across the Borough up to 2031. Telford will be the principal focus for growth with the Local Plan identifying sufficient land to deliver approximately 13,400 new homes, which includes a number of strategic urban extensions, as well as 76 ha of employment land. The Plan supports the development of approximately 1,200 new homes in Newport and employment land to the south of the settlement. A small amount of development is proposed in the rural areas to help meet needs, this includes the delivery of approximately 900 new dwellings up to 2031.
- 3.7 The Plan includes Policies that set out the proposed site allocations, including site options for the rural areas, and the local requirements that development in the Plan area will have to meet. It also contains a wide range of policies that relate to a number of different topics including; housing, the economy, the natural environment, community, connections, built environment and environmental resources. A list of the Policies is provided below:

SECTION 3: Spatial Strategy

SP 1 Telford
SP 2 Newport
SP 3 Rural area
SP 4 Presumption in favour of sustainable development

SECTION 4: Economy

EC 1 Strategic employment areas
EC 2 Employment in the urban area
EC 3 Employment in the rural area
EC 4 Hierarchy of centres
EC 5 Telford Town Centre

EC 6 Market Towns and District Centres
EC 7 Local Centres and rural services
EC 8 Out of centre and edge of centre development
EC 9 Evening and night time economy
EC 10 Shopfront and advertisement design
EC 11 Improving links to tourist destinations
EC 12 Leisure, cultural and tourism development

SECTION 5: Housing

HO 1 Housing requirement
HO 2 Housing site allocations
HO 3 Housing Trajectory
HO 4 Housing mix
HO 5 Affordable housing thresholds and percentages
HO 6 Delivery of affordable housing
HO 7 Specialist housing needs
HO 8 Meeting the needs of the Gypsy and Traveller community
HO 9 Gypsy and Traveller developments
HO 10 Residential development in the rural area
HO 11 Affordable Rural exceptions

SECTION 6: Natural Environment

NE 1 Biodiversity and geodiversity
NE 2 Trees, hedgerows and woodlands
NE 3 Existing public open space
NE 4 Provision of public open space
NE 5 Management and maintenance of public open space
NE 6 Green Network
NE 7 Strategic Landscapes

SECTION 7: Community

COM 1 Community facilities
COM 2 Culture

SECTION 8: Connections

C 1 Promoting alternatives to the car
C 2 Safeguarding rail and transport corridors
C 3 Impact of development on highways
C 4 Design of roads and streets
C 5 Design of parking
C 6 Commuted parking payments
C 7 Enhancing communication networks
C 8 New telecommunications development

SECTION 9: Built Environment

BE 1 Design criteria
BE 2 Residential Alterations
BE 3 Ironbridge Gorge World Heritage Site
BE 4 Listed buildings
BE 5 Conservation Areas
BE 6 Buildings of local interest

BE 7 Parks and gardens of historic interest
BE 8 Archaeology and Scheduled Ancient Monuments
BE 9 Land stability
BE 10 Land contamination

SECTION 10: Environmental Resources

ER 1 Renewable energy
ER 2 Mineral safeguarding
ER 3 Maintaining supplies of crushed rock
ER 4 Sand and gravel resources
ER 5 Maintaining supplies of brick clay
ER 6 Mineral Development
ER 7 Waste management facilities
ER 8 Waste planning for residential developments
ER 9 Waste planning for commercial, industrial and retail developments
ER 10 Water conservation and efficiency
ER 11 Sewerage systems and water quality
ER 12 Flood risk management

Who implements or delivers the policy, service or function?

- 3.8 Telford and Wrekin Borough Council is responsible for implementing the Local Plan. The Plan will be subject to consultation with wider (public) stakeholders who can influence the development of the policies contained within.

Who will be affected by the strategy/ plan?

- 3.9 The Plan applies to the administrative area of Telford & Wrekin Borough Council. It will affect everyone who lives and works in, and visits these areas.

Task 2: Description of other plans, programmes and assessments used to develop the strategy/ plan

- 3.10 Appendix I provides a summary of each plan, programme and the policies that have influenced the Plan in relation to equality. They include:

National

- National Planning Policy Framework (NPPF) (2012)
- Strong and Prosperous Communities White Paper (2006)
- Our Shared Future, (2007) (Commission On Integration and Cohesion)
- Planning Policy for Traveller Sites (2012)
- Diversity and Equality in Planning – A good practice guide (2005)
- Community Infrastructure Levy (2010)
- Lifetime Homes, Lifetime Neighbourhoods - A National Strategy for Housing in an Ageing Society (2008)
- Sustainable Communities: A Shared Agenda, A Share of the Action. A guide for Local Authorities (2006)

- Healthy Lives, Healthy people: Our Strategy for Public Health in England (2010)

Regional/Sub-regional

- Department of Health - West Midlands Regional Health and Wellbeing Strategy (2007)

Local

- Shaping Our Future – Telford and Wrekin's Journey to 2020
- Telford and Wrekin Health and Wellbeing Strategy 2013/14 to 2015/16
- Telford and Wrekin Core Strategy (2006 – 2016)
- Central Telford Area Action Plan (2011)
- Wrekin Local Plan (1995 – 2006)
- Waters Upton Neighbourhood Plan (Examination Version) (2014)

Task 3: Review baseline data and research

- 3.11 The baseline was sourced from ONS data and Public Health England's 2014 Health Profile for Telford and Wrekin.
- 3.12 Given that these statistics have been collated to cover the nine protected characteristics or persons based on the most up-to-date information available under the Equality Act 2010, there are not considered to be any significant gaps in the data. However, it should be noted that there are some gaps at the local level in relation to gender reassignment and sexual orientation.
- 3.13 The equality and diversity trends in Telford and Wrekin are summarised below:
- **Age** – Telford and Wrekin has a higher population of 0-19 year olds than the West Midlands and national averages⁵. In 2011 a relatively small proportion of the Borough's population was over the age of 65, but this is projected to change over the Plan period if the Borough follows the national trend of an ageing population. Life expectancy for both men and women is lower than the England average, and decreases in the most deprived areas of Telford and Wrekin. In 2014 life expectancy was 6.7 years lower for men in the most deprived areas of Telford and Wrekin than in the least deprived areas⁶.
 - **Marriage and civil partnership** – Telford and Wrekin has a slightly higher percentage of people (aged 16 years and over in a household) that are married and living in a couple (roughly 47%) than found in the wider West Midlands area (46.6%) and nationally (45.7%). The percentage of people (again aged 16 years and over in a household) living in a couple in a Registered Same Sex Civil

⁵ ONS (2011) Telford and Wrekin Age Structure [online]
<http://www.neighbourhood.statistics.gov.uk/> [accessed April 2015]

⁶ Public Health England (2014) Telford and Wrekin Health Profile 2014 [online]
http://www.apho.org.uk/default.aspx?QN=HP_METADATA&AreaID=50352 [accessed April 2015]

Partnership or Cohabiting (same-sex) is in line with the national percentage at roughly 0.9%, though this is higher than the West Midlands percentage at roughly 0.7%⁷.

- **Pregnancy and maternity** – The level of teenage pregnancy is identified in the 2014 Health Profile⁸ as worse than the England average. This Profile also identifies reducing smoking during pregnancy as a local priority.
- **Race** – The majority of Telford and Wrekin population is white. Black or Ethnic Minorities make up a small percentage of their populations, which is considerable lower than that reported for the West Midlands region and England as a whole. 166 Gypsy / Irish Travellers were identified within the Telford and Wrekin area in the 2011 census⁹.
- **Religion or belief** – Telford and Wrekin has a slightly higher proportion of Christians in their population than the West Midlands and England averages. Generally the area has a lower proportion of other religions or beliefs than found in the wider West Midlands region and in England, except for a slightly higher proportion of Sikhs than the England average, though this is still lower than the West Midlands average¹⁰.
- **Gender reassignment** - There are no official estimates of gender reassignment at either national or local level. However, in a study funded by the Home Office, the Gender Identity Research and Education Society estimate that somewhere between 0.6% and 1% of the UK's adult population are experiencing some degree of gender variance¹¹.
- **Sexual Orientation** - Estimates from the ONS Integrated Household Survey suggests that Lesbian, Gay and Bisexuals represent 1.6% of UK adults¹².
- **Sex** – The 2011 Census identified slightly more women (84,092) in Telford and Wrekin than men (82,549) which is roughly in line with the West Midlands and England averages¹³.
- **Disability** – Telford and Wrekin have a slightly higher proportion of the population with a long-term limiting health problem than the

⁷ ONS (2011) Telford and Wrekin Living Arrangements [online]

<http://www.neighbourhood.statistics.gov.uk/> [accessed April 2015]

⁸ Public Health England (2014) Telford and Wrekin Health Profile 2014 [online]

http://www.apho.org.uk/default.aspx?QN=HP_METADATA&ArealD=50352 [accessed April 2015]

⁹ ONS (2011) Telford and Wrekin Ethnic Group [online]

<http://www.neighbourhood.statistics.gov.uk/> [accessed April 2015]

¹⁰ ONS (2011) Telford and Wrekin Religion [online] <http://www.neighbourhood.statistics.gov.uk/> [accessed April 2015]

¹¹ NHS (2014) Gloucestershire Hospitals NHS Foundation Trust [online]

<http://www.gloshospitals.nhs.uk/SharePoint2/Board%20Papers/2014/May%202014/Item%2017%20-%20Equalities%20Update%20-%20Complete.pdf> [accessed July 2015]

¹² ONS (2014) Integrated Household Survey, January to December 2013 [online]

<http://www.ons.gov.uk/ons/rel/integrated-household-survey/integrated-household-survey/january-to-december-2013/index.html> [accessed April 2015]

¹³ ONS (2011) Telford and Wrekin Sex [online] <http://www.neighbourhood.statistics.gov.uk/> [accessed April 2015]

England average, though this is slightly lower than the West Midlands average¹⁴.

Task 4: Screening Assessment, recording the view and the supporting information and analysis

- 3.14 The development of the Plan has been influenced by a number of other plans, programmes and assessments relating to the protected characteristics or persons under the Equality Act 2010. Furthermore, the proposed Plan itself contains a section relating to promoting more socially cohesive, healthy and active communities.
- 3.15 The Vision, Aims, Objectives, and the Policies have been assessed to the same level of detail, taking into account the information gathered in Task 3 to establish any potential impacts on the protected characteristics or persons identified under the Equality Act 2010. The full assessment is contained with Appendix II.
- 3.16 A summary of the assessment for each component of the Draft Plan is provided below under each component heading.

Vision

- 3.17 The Vision is considered to lead to positive effects for most people who share protected characteristics. Whilst the plan will benefit the health and wellbeing of all groups as it aspires to be a place where a good quality of life is open to all and the policies support positive benefits for people who share particular protected characteristics. The aim for supporting health and happy communities will have positive effects on all groups improving their quality of life and meeting the needs of each group's distinctive and individual needs.

Objectives

- 3.18 Generally, the Objectives will have a positive effect on all relevant protected characteristics. In particular, 'meeting local housing needs and aspirations'; 'Support the continued provision of a highly accessible and integrated transport network'; and 'promoting more socially cohesive, healthy and active communities' will have greater positive effects on all social groups by improving accessibility, providing high quality provisions to meet local needs, and promoting well-being. Some of the Objectives seek to support particular protected characteristics including youth unemployment and independent living in older age. 'Promoting prosperity and opportunity for everyone' will also promote positive effects on health and equality factors. Supporting the mitigation of and adaptation to climate change will also support the future health of the population.

¹⁴ ONS (2011) Telford and Wrekin Long-Term Health Problem or Disability [online] <http://www.neighbourhood.statistics.gov.uk/> [accessed April 2015]

Telford and Wrekin Local Plan Policies

- 3.19 Policies in the Plan seek to ensure that all people who share protected characteristics in the Plan area will have a high quality environment to live in, work in, and visit.
- 3.20 Of particular importance to the specific needs of people who share protected characteristics are Policies: SP 1-SP 4, HO 1- HO 11; EC 1-EC 12, COM 1 & 2, C 1-C 8 and BE 1. These ensure that high quality spaces are provided as part of housing, employment and community facilities which will meet the needs of the all and are accessible to all. The policies also seek to ensure that these places are safe, vibrant, healthy and inclusive. Policies COM 1 & 2 are specifically concerned with health and recreation – and this will have positive effects on many people who share protected characteristics. Policies EC 1-EC 12 on employment will support equality aims, as positive economic well being is a key driver for reducing inequality and advancing equality of opportunity. Policies HO 1-HO 11 deliver urban and rural development to support local needs and Policies HO 8-HO 9 support Gypsy and Traveller communities which will have a positive impact on people who share these protected characteristics.
- 3.21 The Environmental Policies including NE 1- NE 7 and ER 1-ER 12 are also likely to lead to positive effects for people in general but are not directly associated any particular shared protected characteristics. The policies aim to protect and enhance the environment in which the people who share protected characteristics live. This can have benefits in terms of health and cultural well-being for all groups.
- 3.22 At this stage, the Screening Assessment has not made any suggestions for enhancements to strengthen the Plan and increase the certainty of the positive effects identified for all protected characteristics. Many elements related to reducing inequality, advancing equality of opportunity and providing an environment that fosters good relations between different people have been integrated through the development and revision of the plan. The assessment found that the all of the components of the plan are likely to lead to neutral or positive impacts on people who share protected characteristics. No negative effects have been identified. However, care should be taken on individual implementation of policies to ensure the intended impacts occur.

Monitoring

- 3.23 Telford & Wrekin Council is required to prepare a Monitoring Report which includes consideration of equality dimensions. The range of protected characteristics collected will be updated to ensure that information relevant to those people who will be positively impacted is collected and the intended consequences are realised.

- 3.24 The Plan provides a separate monitoring framework that sets out key indicators and contingencies that are critical to ensure the successful delivery of the plan. These indicators and contingencies are attached to the strategic objectives and policy targets of the plan and directly and indirectly relate to equality, health and diversity. It will also be reviewed on an annual basis. The Plan includes a number of indicators and monitoring frequencies/reporting specifically concerned with promoting more socially cohesive, healthy and active communities. Adjustments to include the collection of information about religion or belief, and sexual orientation of people who engage in the planning consultation process have been proposed but more frequent monitoring regarding equality and diversity is not required.

4.0 SUMMARY AND CONCLUSIONS

- 4.1 The Local Plan sets out the proposed approach to accommodating development in the Telford & Wrekin administrative area. This has been allocated according to need identified in the Objectively Assessed Housing Need Study¹⁵, the Retail & Leisure Capacity Study and Health Check¹⁶ and the emerging Employment Land Review¹⁷, for the period up to 2031.
- 4.2 The development of the Plan has been influenced by a number of other plans, programmes and assessments relating to the protected characteristics or persons under the Equality Act 2010.
- 4.3 The Vision, Objectives, and Policies have been assessed to the same level of detail, taking into account the baseline information gathered to establish any potential impacts on the protected characteristics or persons identified under the Equality Act 2010. The assessment found that particular elements of the plan will lead to positive effects for people who share specific characteristics whilst there would be a neutral impact on people who shared other protected characteristics with no negative effects being identified.
- 4.4 A number of reports are already produced on an annual basis which includes consideration of equality and diversity within the Plan area. The Plan also provides a further monitoring framework that addresses equality and diversity through assessing the delivery of the Plan against its objective and policy targets for promoting more socially cohesive, healthy and active communities. Adjustments to include the collection of information about religion or belief, and sexual orientation of people who engage in the planning consultation process have been proposed but more frequent monitoring regarding equality and diversity is not required.
- 4.5 The assessment has found that the Plan is unlikely to have negative effects on people who share protected characteristics or persons identified under the Equality Act 2010 and as a result a full EqlA will not be required.
- 4.6 The findings have been subject to consultation alongside the Telford and Wrekin Local Plan: Integrated (Sustainability) Appraisal at the Draft and Publication stages in August 2015 and February 2016 respectively.

¹⁵ Telford and Wrekin Council and Peter Brett Associates (2015) Telford & Wrekin Objectively Assessed Housing Need Final Report [online]
http://www.telford.gov.uk/downloads/file/2575/objectively_assessed_need_report [accessed April 2015]

¹⁶ Telford and Wrekin Council and WYG Planning & Environment (2014) Retail & Leisure Capacity Study and Health Check [online]
http://www.telford.gov.uk/downloads/file/1491/retail_and_leisure_study_2014 [accessed April 2015]

¹⁷ Study still in progress, Interim Report (2012) available [online]
http://www.telford.gov.uk/downloads/file/1280/employment_land_review_interim_report_2012 [accessed April 2015]

A number of changes have been proposed to the Local Plan as a result of consultation comments received as well as updated evidence. These changes do not significantly affect the findings of the EqlA as they predominantly seek to provide further clarification or avoid repetition.

Appendix I: Summary of the Plans, Programmes and Policies that have influenced the Draft Telford and Wrekin Local Plan

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives
NATIONAL		
Strong and Prosperous Communities White Paper 2006	The aim of this White Paper is to give local people and local communities more influence and power to improve their lives. It is about creating strong, prosperous communities and delivering better public services through a rebalancing of the relationship between central government, local government and local people.	There will be around 35 priorities for each area, tailored to local needs through Local Area Agreements. Instead of the many hundreds of indicators currently required by central government there will be a single set of about 200 outcome based indicators covering all important national priorities like climate change, social exclusion and anti-social behaviour. This indicator set will include citizen satisfaction and perception measures; and citizens and communities everywhere will be able to examine performance against the indicators to know how well their local area is doing.
Our Shared Future, 2007 (Commission On Integration and Cohesion)	Our Shared Future sets out our practical proposals for building integration and cohesion at a local level.	<ul style="list-style-type: none"> ■ Sense of shared futures ■ Emphasis on a new model of rights and responsibilities ■ New emphasis on mutual respect and civility ■ Deliver a visible social justice
Community Infrastructure Levy (2010)	Provides system to fund new local infrastructure through new development. CIL is a charge that will be payable by developers when they begin construction of new developments	Confirms the funding method for delivery of major aspects of the infrastructure requirements for development.
Healthy lives, healthy people: our strategy for public health in England (2010)	This White Paper sets out the Government's long-term vision for the future of public health in England. The aim is to create a 'wellness' service (Public Health England) and to strengthen both national and local leadership.	The goal is a public health service that achieves excellent results, unleashing innovation and liberating professional leadership. This White Paper builds on Equity and Excellence: Liberating the NHS to set out the overall principles and framework for making this happen.

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives
Diversity and Equality in Planning – A good practice guide 2005	The Government is committed to changing the culture of planning to make it more responsive, positive and pro-active. Diversity and equality are at the very heart of this new agenda, helping define sustainable and inclusive communities. Community involvement is one of the key themes underpinning the Government's planning reforms. The Guide illustrates an inclusive approach to community consultation.	The aim of this Guide is to help local planning authorities address diversity and equality issues in their policies and procedures.
National Planning Policy Framework (NPPF) (2012)	The national planning policy framework aims to reform the planning system to make it less complex and more accessible, and to promote sustainable growth. The NPPF streamlines existing Planning Policy Statements, Planning Policy Guidance Notes and circulars to form a single consolidated document which promotes sustainable development. It provides a framework within which local people and authorities can produce local and neighbourhood plans.	Local Plans should set out strategic priorities to deliver: <ul style="list-style-type: none"> ■ To deliver a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); ■ Consider the needs of people with disabilities by all modes of transport.
Planning for Travellers 2012	The document sets out the proposed new, single Planning Policy for traveller sites.	The new policy aims to: <ul style="list-style-type: none"> ■ enable local planning authorities to make their own assessment to set their own pitch/plot targets ■ encourage local planning authorities to plan for sites over a reasonable timescale

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives
		<ul style="list-style-type: none"> protect Green Belt from development reduce tensions between settled and traveller communities in the planning system remove repetition of national planning policy that is set out elsewhere remove unjustified differences in policy in the two circulars, and between the two circulars and other policy statements remove unnecessary guidance and context so that planning policy documents contain only policy ensure that local planning authorities, working together, have fair and effective strategies to meet need through the identification of land for sites promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites reduce the number of unauthorised developments and encampments and make enforcement more effective if local planning authorities have had regard to this policy ensure that the development plan includes fair, realistic and inclusive policies increase the number of traveller sites, in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply reduce tensions between settled and traveller communities in plan making and planning decisions enable provision of suitable accommodation from which travellers can access education, health, and welfare and employment infrastructure.
Lifetime Homes, Lifetime Neighbourhoods - A National Strategy for Housing in an Ageing Society 2008	This strategy sets out the Governments' response to the global challenge of ageing. It also outlines plans for making sure that there is enough appropriate housing available in future to relieve the forecasted unsustainable pressures on homes, health and social care services.	The vision is to prepare communities for the multiple changes that they will face; to 'future proof' society so that it does not alienate or exclude; and to allow everybody, regardless of age, to participate and enjoy their home and their environment for as long as possible. To succeed in providing appropriate housing and effective care to all in a more targeted manner, there must be a coherent, joined-up, plan – that is why we need a National Strategy for Housing in an Ageing Society.
Sustainable Communities: A Shared Agenda, A	This guide shows how local outcomes such as those reflected in the seven	7 Shared Priorities: <ul style="list-style-type: none"> Creating safer and stronger communities

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives
Share of the Action. A guide for Local Authorities 2007	shared priorities, can be delivered in a way that helps create genuinely sustainable communities. It highlights the cross-cutting issues which need to be addressed for each outcome.	<ul style="list-style-type: none"> Improving the quality of life of older people and children, young people and families at risk Meeting transport needs more effectively Promoting healthier communities and narrowing health inequalities Promoting the economic vitality of localities Raising standards across our schools Transforming the local environment
West Midlands and Local		
Shaping Our Future – Telford and Wrekin's Journey to 2020	The objectives are primarily to protect and create jobs and narrow the gap between our most and least deprived communities. Four themes are identified to shape our journey to 2020 and achieve these objectives: live, work, visit and play. Values include; ownership, openness & honesty, involvement, fairness & respect.	Outcomes measures to deliver by 2020 are focused around the following; <ul style="list-style-type: none"> Improve educational and skills Safe community Support job creation Deliver housing growth Increase the number of people in work Address health inequalities and improve health Increase recycling Attract more visitors to the borough
Telford and Wrekin Health and Wellbeing Strategy 2013/14 to 2015/16	This strategy has a vision " <i>To improve the health & wellbeing of our communities and address health inequalities</i> ". A number of priorities are identified for adults and children, along with proposed outcome measures. The strategy identifies principles of; equity, accessibility, integration, quality, engagement, financial sustainability, positive experience, early intervention and prevention, and safeguarding.	10 Priorities: <ul style="list-style-type: none"> Reduce excess weight in children and adults Reduce teenage pregnancy Improve emotional health and wellbeing Support people with autism Reduce the number of people who smoke Reduce the misuse of alcohol or drugs Improve adult and children carers' health and wellbeing Improve life expectancy and reduce health inequalities Support people to live independently Support people with dementia
Core Strategy (2006 – 2016)	Sets out the borough's Spatial Development Strategy. Development should adhere to the following principles:	21 Objectives: <ul style="list-style-type: none"> To consolidate the role of Telford as a sub-regional focus for development to serve east Shropshire and areas west of the conurbation To develop a vibrant and vital Telford Town Centre to serve the needs of the borough and the sub-region

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives
	<ul style="list-style-type: none"> ▪ avoid, mitigate or compensate adverse economic, environmental and social impacts, including those related to climate change ▪ meet local needs in respect of homes, jobs, health, education, shops, sport, recreation, open space and community facilities ▪ minimise the need to travel ▪ promote inclusiveness and safety ▪ enhance the accessibility of services and facilities ▪ demonstrate efficient use of land ▪ demonstrate prudence in the use of natural resources and energy ▪ safeguard the natural and built environment ▪ reduce, reuse and recycle waste ▪ involve the community. 	<ul style="list-style-type: none"> ▪ To create a network of mixed-use District Centres within Telford to provide key services and facilities to its local communities ▪ To support the role of Newport as a market town and to meet its local needs ▪ To create a sustainable pattern of development and meet the needs of local communities within the rural area ▪ To support and deliver regeneration, particularly within 'Priority Neighbourhoods' : (Arleston & College; Hadley; Donnington & Donnington Wood; Malinslee & Langley; Brookside and Woodside & Sutton Hill) ▪ To improve social inclusion by improving the accessibility of jobs, shopping, education, health, sport, recreation, open space, and leisure facilities and other services, while minimising the need for travel ▪ To facilitate long term economic regeneration through the diversification of the economic base and create job opportunities to match population growth ▪ To provide a range of employment sites and premises to meet the needs of businesses of all sizes in both the manufacturing and service sectors ▪ To support the infrastructure development of schools and integrated education services, including life-long learning, 'community clusters', and 'healthy schools' initiatives ▪ To create neighbourhoods, with access to facilities and services to meet the day to day needs of their communities ▪ To create a greater mix of uses in key locations across the borough ▪ To ensure that a range of types and tenures of new homes is provided to meet local housing needs ▪ To provide a sufficient quantity and quality of space for sport, recreation, and leisure use ▪ To create and maintain environments whose location, design, appearance, and functionality minimises their impact on the environment and ensures community safety ▪ To create a high quality built and natural environment that recognises, respects and enhances local distinctiveness

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives
		<ul style="list-style-type: none"> ■ To protect and enhance our historic environment and cultural and built heritage, particularly the Ironbridge Gorge World Heritage Site ■ To protect, enhance and conserve the natural environment, areas of high biodiversity, nature conservation value and landscapes within the borough, including the natural beauty of the Shropshire Hills ■ To create an integrated network of waste management facilities, located to minimise their social economic and environmental impact ■ To ensure the most appropriate and efficient use of natural and built resources, whilst minimising the use of non-renewable mineral resources ■ To facilitate the reduction of Carbon Dioxide emissions.
Central Telford Area Action Plan (2011)	The key components of the vision are arranged under the headings of; a centre with a vibrant heart; a distinctive sense of place; a place for living; a centre with a thriving economy; an accessible and connected centre; a centre with a low environmental footprint; and a green community.	<p>32 Key Objectives are formulated against each aspect of the vision. The Plan area is separate into 5 Character Areas, each with their own, further visions:</p> <ul style="list-style-type: none"> ■ Telford Town Centre – Vision: <i>to provide a vibrant, sustainable, commercial and cultural heart of the town that looks, feels and functions like an identifiable Town Centre</i> ■ Central Park – Vision: <i>the area will be reinvigorated by new residential and employment development, there will be improvements to accessibility for all to the railway station and the town centre and it will take advantage of its visually prominent location to the north of the town centre.</i> ■ Hollinswood – Vision: <i>to support the ongoing regeneration of the area and encourage measures to achieve greater connectivity to the town centre for local people, by securing better physical links to the town centre.</i> ■ Old Park – Vision: <i>the area will comprise new residential and commercial development alongside supporting community-related facilities to meet the needs of local residents. Its proximity to the Town Centre and surrounding areas will be enhanced through improvements to transport connections, especially for pedestrians and cyclists, thus creating a more people-friendly living environment</i> ■ Malinslee – Vision: <i>will be the focus for new residential development alongside enhancements to community and educational facilities for local residents. This will include provision of a new primary school, a Child Development Centre and a redeveloped local centre, as well as</i>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives
		<i>continued protection of open space that exists in the area. The area will also see improvements in linkages to the town centre.</i>
Wrekin Local Plan (1995-2006)	88 policies have been saved from this Plan, which are used to assist in determining planning applications until they are superseded by new policy within Shaping Places when formally adopted. The main aim in this Plan is <i>"Building a growing District with the highest quality sustainable environment"</i> .	<p>Policies support the topic areas of:</p> <ul style="list-style-type: none"> ■ Natural Resources ■ Environmental Health ■ Urban Design ■ Employment ■ Housing ■ Shopping and Service Centres ■ Town Centre ■ Access, Transport and Communication ■ Countryside and Open Land ■ Leisure and Recreation ■ Historic Environment ■ Severn Gorge <p>There are six broad objectives for the Plan:</p> <ul style="list-style-type: none"> ■ To maintain Telford's role as the growth point of the District, Shropshire Telford and Wrekin and in the West Midlands Region ■ To implement the national, regional and strategic guidance as set out by the Secretary of State for the Environment ■ To enable development that meets the District's needs in an environmentally sustainable manner ■ To co-ordinate and maximise benefit from development according to an agreed statement of priorities ■ To provide a framework for development control decisions within the District ■ To provide the land use framework within which the Council can pursue its social, community and recreational policies.
Waters Upton Neighbourhood Plan (Examination Version 2014)	Objectives are created around subject areas of Housing, Green Areas and Public Spaces, Amenities and Employment, Local Character, and Getting Around.	<p>Housing Objectives:</p> <ul style="list-style-type: none"> ■ To remove the "settlement suitable for development" definition from the central area of Waters Upton and to consider the entire Parish as rural ■ To provide a more balanced range of housing (size, type and affordability) with sufficient parking, in line with local demand, when

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives
		<p>development is being considered on in-fill plots. To insist on a Community Levy on all new development</p> <ul style="list-style-type: none"> ■ To prioritise new development to enable residents to remain within the Parish in bungalows or single floor units ■ To restrict any developments to no more than infill sites. If there is evidence that a larger scale development is necessary, due to a future change in TWC policy, development should be confined to brownfield sites (such as Dairy Crest) or SHLAA site 551. <p>Green Areas and Public Spaces Objectives:</p> <ul style="list-style-type: none"> ■ To protect the green areas. These are visually valuable and impact on health and wellbeing. To continue to enhance and maintain these areas. ■ To safeguard and enhance the play areas and recreational space for use by people of all ages, thus encouraging outdoor activities and promoting life-long fitness. ■ To protect the Rights of Way, Stiles and Way-markers enabling the communities and visitors to appreciate the rural area and, at the same time, contributing to health and fitness. <p>Amenities & Employment Objectives:</p> <ul style="list-style-type: none"> ■ To work in partnership with local organisations to encourage the use of community buildings and facilities and to increase their parking provision. ■ To enable upgrading of Wi-Fi facilities to allow a greater and broader use of community buildings. ■ To increase the available cemetery space at locations within the Parish. ■ To encourage and support, wherever possible, alternative use of redundant buildings and seek to provide employment opportunities. To make available favourable Business Rates. <p>Local Character Objectives:</p> <ul style="list-style-type: none"> ■ To protect rivers and wild life corridors which are an integral part of the Parish landscape. ■ To protect and enhance existing sandstone walls, hedges and trees and significant features which give the Parish its character and define its heritage.

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives
		<ul style="list-style-type: none"> ■ To maintain, protect and improve the Waters Upton Village Well and all historical features including listed buildings. ■ To protect the landscape character of the villages within the Parish and continue to define their own identities. To recognise and protect the importance of our villages which are set within a distinct rural landscape of linear design villages with generous curtilages. To avoid light pollution. <p>Getting Around Objectives:</p> <ul style="list-style-type: none"> ■ To seek to improve public transport as much as rural distribution allows thus relieving the need for excessive vehicle movements. ■ To improve pedestrian and cycle way connections within the plan area and further afield as appropriate.
The Marches LEP Strategic Economic Plan (2014)	The vision for the Marches is of a strong, diverse and enterprising business base, operating in an exceptional and connected environment, where the transfer of technology and skills foster innovation, investment and economic growth.	<p>The strategic priorities are identified as follows:</p> <ul style="list-style-type: none"> ■ Supporting Business - We will create an exceptional business support environment for aspiring growth businesses through access to finance and incentives to innovate. We will promote the Marches as a business investment location ■ Physical Infrastructure - We will provide a compelling business investment offer with a progressive planning framework and infrastructure fit for tomorrow's business needs. ■ Skills Investment - We will support employers to develop themselves and their workforce and to provide employment opportunities for young people. ■ Low Carbon Economy - We will drive the transition to a high value, low carbon economy, maximising the opportunity in new technologies, reducing environmental costs to business and recognising our environment as an economic asset. ■ Social Inclusion - We will support socially excluded and marginalised groups by removing barriers to their participation in activities that will improve their economic well-being.

Appendix II: Equality and Diversity Impact Assessment (EqIA) Matrix

EqIA Key and Method Notes:

The assessment uses a simplified version of the SA/SEA appraisal key applied across the plan's policies, with the assessment informed by decision aiding questions:

- Will the policy have a negative effect on any of the protected characteristics?
- Will the policy have a positive effect on any of the protected characteristics?
- How can identified negative effect be minimised or removed?
- How can identified positive effect be improved or enhanced?
- Is monitoring of the issues required?

Assessment Key	
+	Positive effect
++	Positive effect that has greater significance for people who share a protected characteristic
-	Negative effect
--	Negative effect that has greater significance for people who share a protected characteristic
○	Neutral Effect
?	Unknown or Uncertain Effect

Vision

EqIA Protected Characteristics	Age	Disability	Gender Reassignment	Marriage and Civil partnership	Pregnancy and Maternity	Race	Religion or belief	Sex	Sexual Orientation
	1	2	3	4	5	6	7	8	9
Vision	++	++	+	+	++	+	+	+	+
Commentary <ul style="list-style-type: none"> ■ The vision should benefit all people who share protected characteristics as it seeks to provide a place where a high quality of life is open to all. ■ Positive effects are likely for all groups by improving their quality of life, safety and meeting the specific needs of each identified group of people who share a protected characteristic. ■ The vision should benefit rural communities in providing a high quality of life for those who live and work in and visit the area, as well as seeking a better connected place than it is today, this may have positive effects of greater significance for those groups who are less mobile. 									

Objectives

EqIA Protected Characteristics	Age	Disability	Gender Reassignment	Marriage and Civil partnership	Pregnancy and Maternity	Race	Religion or belief	Sex	Sexual Orientation
	1	2	3	4	5	6	7	8	9
Telford and Wrekin Local Plan Objectives									
Plan Objectives									
Aim 1: Promote prosperity and opportunity for everyone									
Support the delivery of at least 76 hectares of employment land on a range of sites across the borough	+	+	+	+	+	+	+	+	+
Support and enhance the network of urban centres as a focus for local business, shopping and community facilities and residential development well served by public transport, walking and cycling, with Telford Town Centre being the sub-regional centre for the borough	++	++	+	+	++	+	+	+	+
Consolidate and strengthen Newport's role as a Market Town	++	++	+	+	++	+	+	+	+
Support and enable the development of rural enterprises	++	++	+	+	++	+	+	+	+
Expand the leisure, tourism and business visitor offer supporting Destination Telford	+	+	+	+	+	+	+	+	+
Support actions to sustain business and equip the local workforce for future opportunities	+	+	+	+	+	+	+	+	+
Support measures which reduce youth unemployment and promote employment.	++	+	+	+	+	+	+	+	+

EqIA Protected Characteristics	Age	Disability	Gender Reassignment	Marriage and Civil partnership	Pregnancy and Maternity	Race	Religion or belief	Sex	Sexual Orientation
	1	2	3	4	5	6	7	8	9
Telford and Wrekin Local Plan Objectives									
Aim 2: Meet local housing needs and aspirations									
Support delivery of 15,555 new dwellings across the whole borough by 2031	+	+	+	+	+	+	+	+	+
Make sure new developments deliver a range of housing types and tenures that meet the needs of household groups	++	++	+	++	++	+	+	+	+
Ensure an appropriate proportion of new dwellings are affordable	+	+	+	+	+	+	+	+	+
Improve the quality of new and existing housing	+	+	+	+	+	+	+	+	+
Meet the identified housing needs of Gypsies and Travellers	+	+	+	+	+	++	+	+	+
Aim 3: Harness the borough's natural environment									
Make sure that the natural environment is planned, designed and managed to meet site, local and strategic needs	+	+	+	+	+	+	+	+	+
Make sure that Strategic Landscapes are protected and managed appropriately	+	+	+	+	+	+	+	+	+
Safeguard and enhance the borough's biodiversity	+	+	+	+	+	+	+	+	+
Aim 4: Promote socially cohesive, healthy and active communities									
Enable healthier lifestyles and improve the health and wellbeing of the population	++	+	+	+	++	+	+	+	+
Address social and economic deprivation	+	+	+	+	+	+	+	+	+
Enhance the borough's education and training facilities	++	+	+	+	+	+	+	+	+
Support the creation of safe and secure environments	+	+	+	+	+	+	+	+	+

EqIA Protected Characteristics	Age	Disability	Gender Reassignment	Marriage and Civil partnership	Pregnancy and Maternity	Race	Religion or belief	Sex	Sexual Orientation
	1	2	3	4	5	6	7	8	9
Telford and Wrekin Local Plan Objectives									
Enable to people to live independently for longer	++	++	+	+	+	+	+	+	+
Sustain and enhance the vitality of rural settlements	++	++	+	+	++	+	+	+	+
Aim 5: Enhance the infrastructure for improved access and communication									
Support the continued provision of an accessible and integrated transport network, including links to regional and national destinations	++	++	+	+	++	+	+	+	+
Encourage and help enable greater access by non-vehicular means to local green space, services and locations of employment	++	++	+	+	++	+	+	+	+
Enhance broadband and mobile networks across the borough	++	++	+	+	++	+	+	+	+
Aim 6: Value the cultural and heritage assets									
Achieve high quality urban design which responds to local context and provides opportunities for innovation	+	+	+	+	+	+	+	+	+
Safeguard the character and setting of the borough's built and natural heritage, including Ironbridge Gorge World Heritage Site and the Wrekin	+	+	+	+	+	+	+	+	+
Protect and enhance the borough's local distinctiveness	+	+	+	+	+	+	+	+	+
Aim 7: Reduce the environmental impact of new development									
Promote solutions that reduce energy demands on non-renewable energy sources	+	+	+	+	+	+	+	+	+
Safeguard the borough's limited mineral resources for future generations	++	+	+	+	++	+	+	+	+
Support measures to increase household recycling rates	++	++	+	+	++	+	+	+	+

EqIA Protected Characteristics	Age	Disability	Gender Reassignment	Marriage and Civil partnership	Pregnancy and Maternity	Race	Religion or belief	Sex	Sexual Orientation
	1	2	3	4	5	6	7	8	9
Telford and Wrekin Local Plan Objectives									
Ensure development mitigates for and enables adaption to the effects of climate change	++	+	+	+	++	+	+	+	+
Encourage the most efficient use of existing land and existing buildings to meet local needs	++	++	+	+	++	+	+	+	+
Protect the borough's water supply and quality and reduce the risk of flooding	++	++	+	+	++	+	+	+	+
Commentary <ul style="list-style-type: none"> ■ The Objectives will have a positive effect on all protected characteristics, and can have positive effects of greater significance on particular protected characteristics. For example objectives that support and enhance accessibility can have positive effects of greater significance for groups like the elderly and disabled who may find it more difficult to travel within the borough. ■ In particular, 'meeting local housing needs and aspirations', 'promoting more socially cohesive, healthy and active communities', 'enhanced infrastructure for improved access and communication', 'harnessing the Borough's natural environment' and 'valuing cultural and heritage assets' have significant positive effects on all social groups by improving accessibility, providing high quality provisions to meet local needs, and promoting well-being. ■ Some of the direct aims of the objectives support particular sections of the community to a much greater degree than others. This is often proportionate to the vulnerability those protected characteristics can experience in society for example gypsies and travelers, older and younger generations. 									

EqIA Protected Characteristics	Age	Disability	Gender Reassignment	Marriage and Civil partnership	Pregnancy and Maternity	Race	Religion or belief	Sex	Sexual Orientation
	1	2	3	4	5	6	7	8	9
Telford and Wrekin Local Plan Objectives									
<ul style="list-style-type: none"> Supporting the mitigation of and adaptation to climate change will also support the future health of the population 'Promoting prosperity and opportunity for everyone' will also promote positive effects on health and equality factors. Though the protection of heritage settings can make built environment adaptations for the disabled more costly and / or difficult, it is also considered to deliver positive effects in relation to social capital for all groups, including the disabled. 									

Policies

Draft Telford and Wrekin Local Plan Policies									
EqIA Protected Characteristics	Age	Disability	Gender Reassignment	Marriage and Civil partnership	Pregnancy and Maternity	Race	Religion or belief	Sex	Sexual Orientation
	1	2	3	4	5	6	7	8	9
Section 3: Spatial Strategy									
SP1 – 4	++	++	+	+	+	+	+	+	+
Commentary <ul style="list-style-type: none"> These Policies should have benefits for all groups as they seek to deliver housing and economic growth within the Borough to meet diverse local needs. These policies particularly benefit many younger and older people as well as people with disability in the long term by creating a supply of accommodation, often built to a higher specification than current housing stock, more suited to the specific needs of individuals. Allocations would be phased to reflect site availability and where development has already been committed at settlements in order to help social cohesion. 									
Section 4: Economy									
EC1 – 12	+	++	+	+	+	+	+	+	+

Draft Telford and Wrekin Local Plan Policies									
EqIA Protected Characteristics	Age	Disability	Gender Reassignment	Marriage and Civil partnership	Pregnancy and Maternity	Race	Religion or belief	Sex	Sexual Orientation
	1	2	3	4	5	6	7	8	9
Commentary <ul style="list-style-type: none"> Overall the Policies should have benefits for all groups as employment opportunities are known to have positive effects on health and wellbeing Overall the Policies are likely to lead to positive effects on all groups through the provision of employment and retail land to meet diverse local needs Overall the Policies should have a particularly positive impact on people with disabilities by maintaining and improving physical access to shopping including high street developments, tourism and leisure facilities. The policies also support older people and people with diverse religion or belief and cultural requirements by putting in place a framework for the commercial development and protection of local centres and shops. This should encourage more niche shopping opportunities meeting a wider range of needs including greater diversity of food stuffs. Policies supporting tourism and leisure development should have benefits for all groups, with positive effects on health and well-being. 									
Section 5: Housing									
HO1 - 11	++	++	+	+	+	++	+	+	+
Commentary									

Draft Telford and Wrekin Local Plan Policies	Age	Disability	Gender Reassignment	Marriage and Civil partnership	Pregnancy and Maternity	Race	Religion or belief	Sex	Sexual Orientation
EqIA Protected Characteristics	1	2	3	4	5	6	7	8	9
<ul style="list-style-type: none"> Overall the housing Policies should benefit all groups as they seek to increase the availability and range of housing types in existing urban areas, and develop rural areas to meet diverse evolving local needs. This may have a positive effect of greater significance for younger and older people and people with disabilities. Housing Policies that support the development of affordable housing will also have positive effects on health and equality factors. Delivering housing in accessible locations should also lead to positive effects on all groups, with positive effects of greater significance for groups that may be less mobile. Adherence to the lifetime homes standard for new developments will enhance the cohesion and social sustainability of new homes helping to ensure greater continuity and sense of community. This directly benefits older people in the longer term allowing for flexibility in their accommodation to meet their changing needs. The Policies seek to support specific housing needs including temporary and permanent sites for Gypsies and Travellers which will positively affect these communities and wider communities through the effective management of unlawful pitches. Allocations would be phased to reflect site availability and where development has already been committed at settlements in order to help social cohesion – with benefits for all groups. 									
Section 6: Natural Environment									
NE1 - 8	++	+	+	+	+	+	+	+	+
Commentary									

Draft Telford and Wrekin Local Plan Policies									
EqIA Protected Characteristics	Age	Disability	Gender Reassignment	Marriage and Civil partnership	Pregnancy and Maternity	Race	Religion or belief	Sex	Sexual Orientation
	1	2	3	4	5	6	7	8	9
<ul style="list-style-type: none"> These Policies are likely to lead to general positive effects on all groups as they aim to protect and enhance the environment benefiting the cultural well-being for all as well as supporting a sense of belonging and identity (social cohesion). Policy NE 7 and NE 8 directly benefits young people and their care givers by seeking to maintain and improve outdoor green play and recreation areas. These Policies should also have positive effects on all groups as they aim to protect and enhance existing open and recreational space, and increase provisions and therefore accessibility of open space. This can also have benefits in terms of health and cultural well-being for all groups. 									
Section 7: Community									
COM1 - 2	++	++	++	+	++	+	++	+	++
Commentary <ul style="list-style-type: none"> Overall the Policies should benefit all groups who share a protected characteristic by protecting existing development and providing and promoting development of new infrastructure and community facilities. This is particularly beneficial for social connections and many groups including children and young people, and people who have a faith or belief. 									
Section 8: Connections									
C1 - 9	++	++	+	+	++	+	+	+	+
Commentary									

Draft Telford and Wrekin Local Plan Policies									
EqIA Protected Characteristics	Age	Disability	Gender Reassignment	Marriage and Civil partnership	Pregnancy and Maternity	Race	Religion or belief	Sex	Sexual Orientation
	1	2	3	4	5	6	7	8	9
<ul style="list-style-type: none"> The Policies support increased accessibility (including to existing services, facilities and employment opportunities) which can lead to positive effects on all groups, with positive effects of greater significance for those groups that may experience difficulty in travelling within the borough. Policy C5 in particular supports people who have a wide range of access needs by mandating street design and layout ensuring it is suitable for all users with differing needs. Overall the Policies should also benefit all groups though continued enhancement of the public transport network and pedestrian / cycle routes. 									
Section 9: Built Environment									
BE1 - 9	++	+	+	+	+	+	+	+	+
Commentary <ul style="list-style-type: none"> These Policies should have positive effects on all groups as they seek to protect and enhance the built environment in which the protected groups live and deliver high quality urban design. Policy BE1 which has positive effects of greater significance for older people by supporting them to be independent and remain in their own home as they age and potentially acquire limitations to their mobility and general ability to carry out day to day activity. These Policies should have positive effects on all groups as they seek to conserve and enhance cultural heritage assets, supporting local distinctiveness and cultural well-being. 									
Section 10: Environmental Resources									
ER1 - 12	++	++	+	+	++	++	+	+	+

Draft Telford and Wrekin Local Plan Policies									
	Age	Disability	Gender Reassignment	Marriage and Civil partnership	Pregnancy and Maternity	Race	Religion or belief	Sex	Sexual Orientation
EqIA Protected Characteristics	1	2	3	4	5	6	7	8	9
Commentary <ul style="list-style-type: none"> ■ The Policies are likely to lead to positive effects on the protected characteristics as they aim to protect and enhance natural resources, and minimise waste and pollution. ■ The Policies also seek to protect communities from negative effects associated with natural resources (e.g. flooding). This can have benefits in terms of health and cultural well-being for all groups, with positive effects of greater significance for those groups who may be more vulnerable for example in a flood scenario (including elderly and young, the disabled and pregnant, and those living in caravans and mobile homes). 									

Appendix IX: Summary of Approach to Alternatives Assessment and Selection for Site Options

The table below provides an outline of the reasons for selection/rejection of reasonable alternatives for sites in plan-making where relevant. It should be noted that whilst the IA findings are considered by the Council in its selection of options and form part of the evidence supporting the Local Plan, the IA findings are not the sole basis for a decision; other factors, including planning and deliverability, play a key role in the decision-making process. It is important to also note that the site options have also been considered through the Council's own site assessment method.

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
Housing Site Options		
3	Rear of Swan Hotel, Watling Street, Wellington	This option has not been progressed for the following reasons 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
6	Lower House Farm, Waters Upton	This option has not been progressed for the following reasons 1. The site is not located in the urban area. 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
8	Land off Park Lane, High Ercall	Not suitable as the site is Greenfield, potential impacts on a Conservation area and it is an Irregular shape
10	The Wrockwardine Wood School, Holyhurst Road	Site already has planning permission – commitment not started.
14	North of The Woodlands	This option has not been progressed for the following reasons 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
15	Land South of	Site already has planning permission – commitment not started.

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
	Middle Farm	
16	Bratton Farm, Wellington	This option has not been progressed for the following reasons 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
18	Drury Lane	Not Suitable as there are potential decontamination costs. The local highway network is also constrained and development would lead to the loss of existing employment land.
19	Land at Stafford Road, Newport	This option has not been progressed for the following reasons 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 10. Site does not harness connections
20	Land at Longford Road	Not suitable, loss of greenfield – outside urban boundary. Limited need for additional homes in Newport when taking into account commitments. Other sites are preferred to this site. Doesn't support the containment of future additional growth within Newport as it would extend the boundary of Newport into the rural area.
21	South of Trinity Road	This option has not been progressed for the following reasons 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
24	Land at Glebe Street	This option has not been progressed for the following reasons 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
25	Land at The Lloyds	Not suitable as potential impacts on a Conservation area and wildlife site. There are instability issues and poor linkages for transport infrastructure. The site is also isolated.
26	Land adjacent to The Fields Bungalow	This option has not been progressed for the following reasons 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 7. Does not maximise infrastructure investment 8. Site is not public land 10. Site does not harness connections

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
27	Land at Calcutts	Not suitable as there are instability issues. Potential impacts on Conservation area, Area of special landscape character, World Heritage Site and TPOs. Flooding is also an issue.
29	Tweedale Industrial Estate, Madeley	This option has not been progressed for the following reasons 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
31	Land off Grange Lane	Not suitable – poor access.
34	Land adjoining Arleston House	Site rejected as it is isolated in the rural area, fails to focus growth in urban areas of Telford and Newport.
38	Land at Platt Pit Farm	This option has not been progressed for the following reasons 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
39	Land between Chetwynd Road & Newport Road	This option has not been progressed for the following reasons 1. The site is not located in the urban area. 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
40	North of The Grange	This option has not been progressed for the following reasons 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
41	Land West of Brickfield House	Not Suitable as it is in close proximity to a LWS and an ex landfill.
43	Land east of	This option has not been progressed for the following reasons

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
	Hanford Terrace - Site 4 Catbitch Lane	<ol style="list-style-type: none"> 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
44	Sambrook Hall Farmstead	<p>This option has not been progressed for the following reasons</p> <ol style="list-style-type: none"> 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
45	Land south of 13 Sambrook	<p>This option has not been progressed for the following reasons</p> <ol style="list-style-type: none"> 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
49	Land at The Old Smithy Waters Upton	<p>This option has not been progressed for the following reasons</p> <ol style="list-style-type: none"> 1. The site is not located in the urban area. 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
51	Land east of Rowton	Not Suitable as a gas pipeline runs through the site and would require an appropriate buffer. The site is also isolated, greenfield and agricultural land. There is also poor linkages for transport infrastructure.

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
53	Land off Gower Street, St Georges	This option has not been progressed for the following reasons 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 10. Site does not harness connections
54	Land adjacent to railway and opposite sports ground	Not suitable as greenfield, Agriculture land, Mineral consideration area as well as poor linkages for transport infrastructure. Isolated site.
55	Land adjacent to railway and opposite sports ground	Not suitable as Greenfield, Agriculture land and poor linkages for transport infrastructure. Isolated site.
56	Land adjoining Haygate Road, Wellington	This option has not been progressed for the following reasons 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 9. Site is not a balanced provision which is complimentary with existing commitments
60	Land north of Arleston House	This option has not been progressed for the following reasons 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
63	Land at Old Park Roundabout	This option has not been progressed for the following reasons 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 9. Site is not a balanced provision which is complimentary with existing commitments
65	Land off Majestic Way, Aqueduct Allocated	The option has been progressed for the following reasons: 1. Supports growth in the urban area of Telford. 2. Protects strategic green space and valuable landscapes 8. Site is public land. 9. Will provide a balanced provision of development complimentary to existing commitments. 10. Site is well connected to existing infrastructure.
67	Land between Holyhead Road and Ley Brook	This option has not been progressed for the following reasons 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
69	Land at Okehampton Road	This option has not been progressed for the following reasons 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
79	Land south of M54, Park Lane, Old Park	This option has not been progressed for the following reasons 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
80	Land at Forge Junction	Not suitable, inaccessible location
86	Land off Church Road, Jackfield Slip	Not suitable site given constraints. Greenfield, Unviable shape and size, Conservation area, World Hertiage site, Area of special landscape character, Wildlife site, Flood zone 2, Flood zone 3, Instability issues.
95	Hall Park car park off Hall Park Way	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
99	Land north of Apley Castle off Sparrowhawk Way	This option has not been progressed for the following reasons: Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
100	Land off Horton Road	Not suitable – site constraints (flooding and access)
101	Land at Lodge Road	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 7. Does not maximise infrastructure investment 8. Site is not public land 10. Site does not harness connections
103	Land off Cappoquin Drive	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 10. Site does not harness connections
104	Land off Telford Way	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 10. Site does not harness connections
105	Rampart Way North	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
106	Rampart Way South	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
107	Land east of A464	Not suitable as Greenfield, Unviable shape and size, Isolated site
111	Stirchley Avenue A, Randlay	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
112	Stirchley Avenue B, Randlay	This option has not been progressed for the following reasons: 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
113	Land at Watling Street Grange	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
115	Field 1274 off Grange Lane	Not suitable as isolated site, Greenfield, adjacent to wildlife site
117	Lord Silkin School/Three Oaks Primary School	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
118	Sutherland School Gibbons Road Allocated	This option has been progressed as it supports growth in the urban area of Telford and supports local urban centres. Site is public land. Will provide a balanced provision of development complimentary to existing commitments and is well connected to existing infrastructure. It is also a Brownfield site.
120	Land at the rear of Stoneleigh, Field Aston	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
121	No.4&6 Robin Lane, Edgmond	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
122	Land at Halesfield 9	Not suitable as it is greenfield and located on industrial estate
125	Blessed Robert Johnson Phase II, off Whitchurch Drive Allocated	This option has been progressed for the following reasons: 1. Supports growth in the urban area of Telford. 2. Protects strategic green space and valuable landscapes 6. Supports areas of social deprivation (i.e. TIA) 8. Site is public land. 9. Will provide a balanced provision of development complimentary to existing commitments. 10. Site is well connected to existing infrastructure.
128	Land at, Mossey Green, Ketley Bank	This option has not been progressed for the following reasons: 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
130	Priorslee East E Phase I,	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
	Gatcombe Way	5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
131	Priorslee East E Phase II, Gatcombe Way	Site already has planning permission – committed not started
132	Priorslee East J, Gatcombe Way	Site already has planning permission – committed not started
135	Farm Lane 2, Horsehay	This option has not been progressed for the following reasons: 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 10. Site does not harness connections
136	Plot E, Doseley Road, Pool Hill, Horsehay	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 10. Site does not harness connections
138	Sinclair Works, Land at Holyhead Road / Whitchurch Drive	Not suitable as part of site in Flood zone 2 and Flood zone 3, Instability issues, land contamination and noise issues.
139	Roden Nurseries, Roden Lane	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
140	Oakengates Leisure Centre, Furnace Road	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
143	Land west of Waterloo Road south of M54	This option has not been progressed for the following reasons: 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		9. Site is not a balanced provision which is complimentary with existing commitments
144	Land South of New Trench Road, Donnington Farm Allocated	This option has been progressed for the following reasons: 1. Supports growth in the urban area of Telford. 3. Supports local urban centres. 4. Promotes sustainable urban extension 5. Supports the strategic employment areas/eastern arc 8. Site is public land. 9. Will provide a balanced provision of development complimentary to existing commitments. 10. Site is well connected to existing infrastructure. Supports MOD site.
148	Land East of Hortonwood 40	Not suitable as the site is greenfield and development would result in the loss of existing employment land.
151	Plot 2 - Hortonwood	This option has not been progressed for the following reasons: 3. The site does not help sustain and enhance local urban centres 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land. 10. Site does not harness connections
152	Site B - N Hortonwood	Not suitable as the site is greenfield and development would result in the loss of existing employment land.
153	Land North of Shawbirch Roundabout	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes. 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
155	Hollinswood Gateway, West of Dale Acre Way	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes. 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 10. Site does not harness connections
156	East of Dale Acre Way	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes. 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
157	Playing Fields south of Wrockwardine Way	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes. 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
159	Playing Fields south of Majestic Way	This option has not been progressed for the following reasons: 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 10. Site does not harness connections
160	Playing Field at Hills Lane	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 7. Does not maximise infrastructure investment
173	Mount Car park Wrekin Road, Wellington	Site already has planning permission – commitment under construction
175	Wrekin Road car park Victoria Road, Wellington	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 9. Site is not a balanced provision which is complimentary with existing commitments
184	Land south of Wellington Road	Not suitable as the site is greenfield, potential impacts on Local nature reserve and it is within 200m of a local wildlife site
185	Land west of Wellington Road, Admaston	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
188	Land north of Coney Way Green, Dothill	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
189	Land off Grainger Drive	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
190	Land off Barnes Drive	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
191	Land off Leegate	Not suitable – within floodzone 3

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	Avenue	
192	East of Whitchurch Drive	Not suitable as there are potential contamination and noise issues. Flood zone 2, Flood zone 3 and greenfield.
195	Land off Capewell Road	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 10. Site does not harness connections
196	Land off Hadley Road	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
197	Land off Wombridge Road, Wombridge	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
199	Land east of St.Georges	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 7. Does not maximise infrastructure investment 8. Site is not public land
200	Land off The Nabb	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
204	Land west of Grange Lane	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
206	Land off Fence Road	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		7. Does not maximise infrastructure investment
207	Land east of Rock Road	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 9. Site is not a balanced provision which is complimentary with existing commitments
208	Land north of Rock Road	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 9. Site is not a balanced provision which is complimentary with existing commitments
214	Land south of Springhill Road	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
220	Car park off Stirchley Avenue	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
224	Land off Snedshill Way	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
229	South Nedge, Hey Lane, Halesfield Allocated	This option has been progressed for the following reasons: 1. Supports growth in the urban area of Telford. 4. Promotes sustainable urban extension 8. Site is public land. 9. Will provide a balanced provision of development complimentary to existing commitments. 10. Site is well connected to existing infrastructure. The site forms part of a masterplan – this piece of land would be retained for open space.
230	West Woodside Avenue, Madeley	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		<ul style="list-style-type: none"> 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
231	South of Roberts Road	<p>This option has not been progressed for the following reasons:</p> <ul style="list-style-type: none"> 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
232	West of Harris Lane	<p>This option has not been progressed for the following reasons:</p> <ul style="list-style-type: none"> 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 10. Site does not harness connections
233	West of Ironbridge Road	<p>This option has not been progressed for the following reasons:</p> <ul style="list-style-type: none"> 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
236	North of Belmont Road	<p>This option has not been progressed for the following reasons:</p> <ul style="list-style-type: none"> 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
243	South of Lee Dingle	<p>This option has not been progressed for the following reasons:</p> <ul style="list-style-type: none"> 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
244	South John Fletcher Junior School Legges Way	<p>This option has not been progressed for the following reasons:</p> <ul style="list-style-type: none"> 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		7. Does not maximise infrastructure investment
245	West Hotel Crest Way Drive	Not suitable as a mining consideration area. Potential impacts on World Heritage Site, Area of Special Landscape Character, conservation area as well as instability issues. The site is also adjacent to a wildlife site, Listed Buildings and a Scheduled Monument.
255	Overspill Car Park, Madeley	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 7. Does not maximise infrastructure investment
256	South of Moor Farm Lightmoor Road	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 10. Site does not harness connection
257	North Broad Meadow, Madeley	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
258	West Briery Bank	Not suitable as in a mining consideration area. It is also adjacent to a wildlife site and greenfield.
259	North Woodside Avenue	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
260	North Rough Park Way	Not suitable as within 250m landfill buffer and parts of the site within Flood zone 2. It is also a greenfield site.
268	Jiggers Bank A4189	Not suitable as within 250m landfill buffer and parts of the site within Flood zone 2. It is also a greenfield site.
269	Land west of Silkin Way	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
272	Supermarket at Bridge Road	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
277	Land west of Rosthwaite	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
280	Land rear Furnace Lane, Donnington	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 7. Does not maximise infrastructure investment
306	Central car park Stafford Road, Oakengates	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
307	Open space at Athol Drive	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
323	Old Park 1, Old Park Way	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
324	Town Centre 7, Southwater Way	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 7. Does not maximise infrastructure investment
325	Rampart Way	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
326	West Southwater, Telford Centre	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 7. Does not maximise infrastructure investment
330	Land north of Scrap Yard, South Dawley	This option has not been progressed for the following reasons: 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
331	Area north west of Sugar Beet Factory	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
332	Land adj Chetwynd Road, Sambrook	Site has planning permission – commitment not started
335	Land at Hill Top Farm, Rock Road, Ketley Town	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
339	Land adj to Cemetery, Waters Upton	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
342	Land at Chartley, Newport	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
344	Land at Wellington Road, Lightmoor	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension

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		5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
345	Land off Barracks Lane	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
347	Site 148, The Old Manor Cottage, Longdon-on-Tern	Not Suitable as it is an isolated greenfield site.
349	Site 5, Shepherds Lane, Red Lake	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
350	Site 87, Barton Park Extension	Site has planning permission – commitment not started
351	Site 88, Wellington Road, Donnington	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
352	Site 34, Edgmond Road, Newport	Site has planning permission - commitment
353	Site 114, Rodington	Site has planning permission – commitment not started
356	Bus Depot, Vineyard Road,	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
	Oakengates	5. Does not support the strategic employment areas/eastern arc 7. Does not maximise infrastructure investment 8. Site is not public land
357	Hadley Quarry	Not suitable – physical constraints and existing brickworks
361	Off Wappenshall Hadley extension	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
364	Whitehouse Farm, Roden	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
366	Land adjacent to Hollies Farm, Tibberton	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
367	Plot - Churchill Drive, Greyhound Hill, Ketley Bank	Site has planning permission - Commitment
370	Daisy Bank Drive, St Georges, Donnington	This option has not been progressed for the following reasons: 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
371	Land off Garfield Road /	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
	Mossey Green	valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
372	Plot D, Pool Hill Road, Dawley Allocated	The option has been progressed for the following reasons: 1. Supports growth in the urban area of Telford. 2. Protects strategic green space and valuable landscapes 3. Supports local urban centres. 8. Site is public land. 9. Will provide a balanced provision of development complimentary to existing commitments. 10. Site is well connected to existing infrastructure. Section 71 site – New town site
373	Land south of Islington (old showground), Newport	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 10. Site does not harness connections
374	Sites 42 &, Plough Farm and Nursery, Newport	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 10. Site does not harness connections
375	Beeches Hospital Allocated	The option has been progressed for the following reasons: 1. Supports growth in the urban area of Telford. 2. Protects strategic green space and valuable landscapes 3. Supports local urban centres. 8. Site is public land. 9. Will provide a balanced provision of development complimentary to existing commitments. 10. Site is well connected to existing infrastructure. Allows preservation of heritage asset.
377	Land at Admaston, Wellington	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
378	West of OA	This option has not been progressed for the following reasons:

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
	BEECH ROAD Site 1	3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc
380	Land West of Brandon Avenue	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
381	Land South East of Squirrel Meadow	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
382	Hadley Park West, Oakhampton Road	Site has planning permission - Commitment
385	Land East of Lightmoor Road	This option has not been progressed for the following reasons: 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
387	Central Park, Hollinswood Road, Snedshill	Not Suitable as there are potential contamination and instability issues.
388	Horton Farm	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
389	Old Park Mound	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
390	Land off St Peters Primary School, Edgmond	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
391	Priorslee E Phase III, Hereford Road, Priorslee	Site has planning permission - Commitment
392	Plot 9 Halesfield	This option has not been progressed for the following reasons: 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
393	Site 1 - D, South East of Granville Roundabout	This option has not been progressed for the following reasons: 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
394	Land at Orleton Park School - 1	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
395	Land west of Wellington Road	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
396	Car Park off Trench Road	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 7. Does not maximise infrastructure investment 8. Site is not public land
397	Land off Hoyhead Road	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
400	North of Lightmoor Road, Dawley Hamlets	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
401	Land adjacent to Wellington Road, Donnington	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 7. Does not maximise infrastructure investment 8. Site is not public land
405	Land at Muxton, Sulphur Piece Plantation	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
406	Land south Site 3, White House Farm Waters Upton	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
407	Granville, Donnington Employment Site	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
410	Hadley Park	This option has not been progressed for the following reasons: 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
411	Land at Princess Royal Hospital, Leegomery	This option has not been progressed for the following reasons: 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
416	Meadow View Road, Newport	Site has planning permission - Commitment
418	Land at Wrockwardine Site 1	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
420	Crudgington Manor	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments

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421	North Grove Road	Site has planning permission - Commitment
424	Richmond House, Donnerville Gardens	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 10. Site does not harness connections
425	Park Road, Malinslee	Site has planning permission - Commitment
426	Cottage House, Haygate Road, Wellington	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
428	Land north of Hartshill Avenue, Oakengates	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
429	Land at Lightmoor, West of Burroughs Bank	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
430	Land fronting south side of Water Lane, Newport	This option has not been progressed for the following reasons: 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
432	Haybridge Scrap Yard	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 7. Does not maximise infrastructure investment 8. Site is not public land

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
433	Land opposite 13 Station Road, Horsehay	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
434	High Ercall North	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
436	Land east of Pool Hill Road, Dawley Hamlets	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 10. Site does not harness connections
437	Land at rear of 9 Candleberry Meadow	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
438	Land west of Crudgington Primary School	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
439	Land off Audley Avenue, Newport	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
440	Land adjoining Stafford St car-park, Newport	This option has not been progressed for the following reasons: 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
443	Land south of Eider Drive, Leegomery	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
445	Lawley Drive	This option has been progressed for the following reasons: 1. Supports growth in the urban area of Telford. 2. Protects strategic green space and valuable landscapes 3. Supports local urban centres 10. Site is well connected to existing infrastructure. Compliments existing development beyond a current strategic site boundary,
446	Land off Muxton Lane, Donnington	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
449	Land east of disused canal, off Hadley Park	This option has not been progressed for the following reasons: 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
450	Land at Holyhead	Site has planning permission - Commitment

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	Road/Oak	
452	Bridgnorth Road, Sutton Hill	Site has planning permission - Commitment
454	Land at Kingsland, Arleston	Site has planning permission - Commitment
455	Village Farm Barns, Preston	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
456	Land at Wrekin View Farm, Newport	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
457	Plantation - 5, Tibberton	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
460	Land at TCAT Bennetts Bank, Ketley Brook	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 7. Does not maximise infrastructure investment 8. Site is not public land
461	Site at Lees Farm Road, Madeley	Part commitment
462	Land at Colliers Way, The Rock	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes

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		3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
463	Central Park 6 Allocated	The option has been progressed for the following reasons: 1. Supports growth in the urban area of Telford. 2. Protects strategic green space and valuable landscapes 8. Site is public land. 9. Will provide a balanced provision of development complimentary to existing commitments. 10. Site is well connected to existing infrastructure. Carried forward from a Central Telford Area Action Plan allocation.
464	Central Park 5 Allocated	The option has been progressed for the following reasons: 1. Supports growth in the urban area of Telford. 2. Protects strategic green space and valuable landscapes 8. Site is public land. 9. Will provide a balanced provision of development complimentary to existing commitments. 10. Site is well connected to existing infrastructure. Carried forward from a Central Telford Area Action Plan allocation.
467	Brindleyford Primary School, Brookside	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 7. Does not maximise infrastructure investment 8. Site is not public land 10. Site does not harness connections
468	Land adjacent to Brookside Primary School 1	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 7. Does not maximise infrastructure investment 8. Site is not public land 10. Site does not harness connections
474	Homeland Caravan Park	Not suitable as there is existing residential development on the site, which leaves little of the site for development. Therefore only redevelopment is potential for the site. As it is unlikely for the site to be vacated in the near future, the site is unlikely to be suitable for allocation. There are also TPOs and potential impacts on a Listed building.
475	Robinsons Wood, Stanford	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
476	Land north of Shrubbery Road	Not Suitable given previous use: mineral extraction, mining and quarrying. Access issues.
478	Kings Head Mobile Homes Park	Site has planning permission - Commitment
481	Land at Vauxhall House, Newport	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
482	Land at Station Road, Donnington Allocated	The option has been progressed for the following reasons: 1. Supports growth in the urban area of Telford. 3. Supports local urban centres. 4. Promotes sustainable urban extension 5. Supports the strategic employment areas/eastern arc 9. Will provide a balanced provision of development complimentary to existing commitments. 10. Site is well connected to existing infrastructure. Forms part of a comprehensive sustainable urban extension.
485	Land south of Beechfields Way	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
486	Land east of St Lukes Road, Dawley Hamlets	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		existing commitments 10. Site does not harness connections
487	Land east of Bratton Road	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
488	Old Park 2, Colliersway Allocated	The option has been progressed for the following reasons: 1. Supports growth in the urban area of Telford. 2. Protects strategic green space and valuable landscapes 3. Supports local urban centres. 8. Site is public land. 9. Will provide a balanced provision of development complimentary to existing commitments. 10. Site is well connected to existing infrastructure.
491	Former Johnstone Pipes Enstone Precast	Site has planning permission - Commitment
493	Land off Hadley Park Road, Hadley	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
494	Land north east of M54 Junction 7	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
501	Paddock Mount, Hinkshay Road	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 7. Does not maximise infrastructure investment 9. Site is not a balanced provision which is complimentary with existing commitments
502	Land at Mossey Green	This option has not been progressed for the following reasons: 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		<p>7. Does not maximise infrastructure investment</p> <p>8. Site is not public land</p> <p>10. Site does not harness connections</p>
504	Donnington Farm Allocated	<p>The option has been progressed for the following reasons:</p> <p>1. Supports growth in the urban area of Telford.</p> <p>3. Supports local urban centres.</p> <p>4. Promotes sustainable urban extension</p> <p>5. Supports the strategic employment areas/eastern arc</p> <p>7. Maximises opportunity of infrastructure investment</p> <p>9. Will provide a balanced provision of development complimentary to existing commitments.</p> <p>10. Site is well connected to existing infrastructure.</p> <p>Forms part of a comprehensive sustainable urban extension.</p> <p>Site relates to grown deal funding - LEP</p>
506	Apley Home Farm	<p>This option has not been progressed for the following reasons:</p> <p>3. The site does not help sustain and enhance local urban centres</p> <p>4. The site is not a strategic urban extension</p> <p>5. Does not support the strategic employment areas/eastern arc</p> <p>6. Does not support areas of social deprivation</p> <p>7. Does not maximise infrastructure investment</p> <p>8. Site is not public land</p> <p>10. Site does not harness connections</p>
507	Land at Barnfield Farm	<p>This option has not been progressed for the following reasons:</p> <p>1. The site is not located in the urban area.</p> <p>3. The site does not help sustain and enhance local urban centres</p> <p>4. The site is not a strategic urban extension</p> <p>5. Does not support the strategic employment areas/eastern arc</p> <p>6. Does not support areas of social deprivation</p> <p>7. Does not maximise infrastructure investment</p> <p>8. Site is not public land</p> <p>9. Site is not a balanced provision which is complimentary with existing commitments</p> <p>10. Site does not harness connections</p>
508	Land at 'The Humbers' Allocated	<p>The option has been progressed for the following reasons:</p> <p>1. Supports growth in the urban area of Telford.</p> <p>3. Supports local urban centres.</p> <p>4. Promotes sustainable urban extension</p> <p>5. Supports the strategic employment areas/eastern arc</p> <p>7. Maximises opportunity of infrastructure investment</p> <p>9. Will provide a balanced provision of development complimentary to existing commitments.</p> <p>10. Site is well connected to existing infrastructure.</p> <p>Site relates to grown deal funding - LEP</p>
509	Opposite Tibberton Shop	<p>This option has not been progressed for the following reasons:</p> <p>1. The site is not located in the urban area.</p> <p>2. Site has a negative effect on the strategic green space and/or valuable landscapes</p> <p>3. The site does not help sustain and enhance local urban centres</p> <p>4. The site is not a strategic urban extension</p> <p>5. Does not support the strategic employment areas/eastern arc</p>

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
510	Transport depot off Holywell Lane	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
511	Land off Station Road, Wellington	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
512	195 Holyhead Road, Wellington	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
515	Land south-west of Tibberton	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
516	Land at Tibberton	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		existing commitments
517	Land at Bratton	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
518	Land off A442 and north of Eyton Farm	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
519	Land at Eyton upon the Weald Moors	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
524	Land adjacent to Wellington Road	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
525	88-102 Potters Bank, Ketley	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		<p>8. Site is not public land</p> <p>9. Site is not a balanced provision which is complimentary with existing commitments</p>
531	Cherry Tree Hill	<p>This option has not been progressed for the following reasons:</p> <p>2. Site has a negative effect on the strategic green space and/or valuable landscapes</p> <p>3. The site does not help sustain and enhance local urban centres</p> <p>4. The site is not a strategic urban extension</p> <p>5. Does not support the strategic employment areas/eastern arc</p> <p>6. Does not support areas of social deprivation</p> <p>7. Does not maximise infrastructure investment</p> <p>8. Site is not public land</p> <p>9. Site is not a balanced provision which is complimentary with existing commitments</p>
537	Land adj Vicarage Farm, Wrockwardine	<p>This option has not been progressed for the following reasons:</p> <p>1. The site is not located in the urban area.</p> <p>3. The site does not help sustain and enhance local urban centres</p> <p>4. The site is not a strategic urban extension</p> <p>5. Does not support the strategic employment areas/eastern arc</p> <p>6. Does not support areas of social deprivation</p> <p>7. Does not maximise infrastructure investment</p> <p>8. Site is not public land</p> <p>9. Site is not a balanced provision which is complimentary with existing commitments</p> <p>10. Site does not harness connections</p>
538	Land adj Rose Cottage	<p>This option has not been progressed for the following reasons:</p> <p>1. The site is not located in the urban area.</p> <p>2. Site has a negative effect on the strategic green space and/or valuable landscapes</p> <p>3. The site does not help sustain and enhance local urban centres</p> <p>4. The site is not a strategic urban extension</p> <p>5. Does not support the strategic employment areas/eastern arc</p> <p>6. Does not support areas of social deprivation</p> <p>7. Does not maximise infrastructure investment</p> <p>8. Site is not public land</p> <p>9. Site is not a balanced provision which is complimentary with existing commitments</p> <p>10. Site does not harness connections</p>
542	Land at Rookery Road, Oakengates	<p>This option has not been progressed for the following reasons:</p> <p>3. The site does not help sustain and enhance local urban centres</p> <p>4. The site is not a strategic urban extension</p> <p>5. Does not support the strategic employment areas/eastern arc</p> <p>6. Does not support areas of social deprivation</p> <p>7. Does not maximise infrastructure investment</p> <p>8. Site is not public land</p> <p>10. Site does not harness connections</p>
543	Land at Frome Way, Oakengates	Site has planning permission - Commitment
549	Ketley Business Park, Ketley	<p>This option has not been progressed for the following reasons:</p> <p>4. The site is not a strategic urban extension</p> <p>5. Does not support the strategic employment areas/eastern arc</p>

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 10. Site does not harness connections
551	Fields surrounding Crudgington Manor - west	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
562	East of Hinkshay Road	Site has planning permission - Commitment
563	Moor House Farm 1	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
564	Moor House Farm 2	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
565	MOD Donnington	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
567	Moor House Farm 3	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
568	Fields surrounding Crudgington Manor - east	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
569	Lawley Village North - Phase IV	This option has been progressed for the following reasons: 1. Supports growth in the urban area of Telford. 2. Protects strategic green space and valuable landscapes 3. Supports local urban centres 8. Site is public land. 10. Site is well connected to existing infrastructure. Compliments existing development beyond current strategic site boundary.
570	Open Cast site area	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
571	Land at Lightmoor, East of Burroughs Bank	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
710	Land and buildings to the north of Cherrington Road, The Hollies, Tibberton	Site has planning permission - Commitment
576	Land Adjacent to transport depot	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
577	Land at Woodlands Lane	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
580	Plantation - 1, Tibberton	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
582	Plantation - 3, Tibberton	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
583	Corner of Plantation Road and Back Lane, Tibberton	Site has planning permission - Commitment
584	Angel Centre, High Ercall	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
588	Former Johnstone Pipes expansion land	Site has planning permission - Commitment
589	Land east Maynards Croft, South of Canal	This option has not been progressed for the following reasons: 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation
595	Farm land north of Admaston Village	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 10. Site does not harness connections
597	Land at Audley Avenue, Newport	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 10. Site does not harness connections
601	Land at Muxton Lane, Muxton	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
604	Priorslee F,	Site has planning permission - Commitment

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
	Hereford Road, Priorslee	
605	The Hem Phase I Allocated	The option has been progressed for the following reasons: 1. Supports growth in the urban area of Telford. 4. Promotes sustainable urban extension 8. Site is public land. 9. Will provide a balanced provision of development complimentary to existing commitments. 10. Site is well connected to existing infrastructure.
606	The Hem, South Nedge - residual site Allocated	The option has been progressed for the following reasons: 1. Supports growth in the urban area of Telford. 4. Promotes sustainable urban extension 8. Site is public land. 9. Will provide a balanced provision of development complimentary to existing commitments. 10. Site is well connected to existing infrastructure. Site forms part of a masterplan – this piece of land would be retained for open space.
607	The Hem Phase IV Allocated	The option has been progressed for the following reasons: 1. Supports growth in the urban area of Telford. 4. Promotes sustainable urban extension 8. Site is public land. 9. Will provide a balanced provision of development complimentary to existing commitments. 10. Site is well connected to existing infrastructure.
608	The Hem Phase III Allocated	The option has been progressed for the following reasons: 1. Supports growth in the urban area of Telford. 4. Promotes sustainable urban extension 8. Site is public land. 9. Will provide a balanced provision of development complimentary to existing commitments. 10. Site is well connected to existing infrastructure.
609	Off Wappenshall Lane, Hadley extension	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
610	Wappenshall Lane	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
611	Racecourse Site, Wappenshall Lane	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
612	The Hem Phase II Allocated	The option has been progressed for the following reasons: 1. Supports growth in the urban area of Telford. 4. Promotes sustainable urban extension 8. Site is public land. 9. Will provide a balanced provision of development complimentary to existing commitments. 10. Site is well connected to existing infrastructure.
613	Lawley Village West - Phase II	This option has been progressed for the following reasons: 1. Supports growth in the urban area of Telford. 3. Supports local urban centres 8. Site is public land. Compliments existing development beyond current strategic site boundary,
614	Land South of Queensway, Apley	Site has planning permission - Commitment
615	Land at Frome Way - residual	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 7. Does not maximise infrastructure investment
616	South Audley Avenue - south residual of 448	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
617	Plough Farm and Nursery, Newport	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		<ul style="list-style-type: none"> 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
624	Land at Mere Park Garden Centre	<p>This option has not been progressed for the following reasons:</p> <ul style="list-style-type: none"> 1. The site is not located in the urban area. 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
654	Land at Wrockwardine Site 2, Wrockwardine	<p>This option has not been progressed for the following reasons:</p> <ul style="list-style-type: none"> 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
628	Land adjoining Haygate Road, Wellington	<p>This option has not been progressed for the following reasons:</p> <ul style="list-style-type: none"> 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
630	Land off Merrington Road, Donnington	<p>This option has not been progressed for the following reasons:</p> <ul style="list-style-type: none"> 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments

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		10. Site does not harness connections
631	West of OA Beech Road, Site 3	Site has planning permission - Commitment
634	Land south Site 1, White House Farm Waters Upton	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
635	Land south of White House Farm Waters Upton	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
638	Telford Town Centre	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land Existing shopping centre
640	Land at Heath Hill, Dawley	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
641	Land at Donnerville Drive, Donnerville Gardens	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 10. Site does not harness connections
642	The Acorns, Donnerville Gardens	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
648	Newdale Primary School	This option has not been progressed for the following reasons: 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 9. Site is not a balanced provision which is complimentary with existing commitments
655	Land North of 3 Golf Links Lane	Site has planning permission - Commitment
656	St Patricks Primary School, North Road	Not suitable as there are issues with noise as well as an existing school playground.
657	John Fletcher Junior School & Madeley Infants School, Upper Road	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
658	Land north of Redhill, Watling Street	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
660	Highfield House, Wrekin Road	Site has planning permission - Commitment
661	Land off North Road, Wellington	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
662	Land off Glovers Way, Shawburch	This option has not been progressed for the following reasons: 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
665	Land off Glade Way, Shawburch - Site 2	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc

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		6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 10. Site does not harness connections
668	Land at Trench Road, Trench	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 7. Does not maximise infrastructure investment
670	Land off Riddings Close, Ketley	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 10. Site does not harness connections
671	Land off Rock Road - Site 3	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
672	Land off Dinthill, Hollinswood	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 10. Site does not harness connections
673	Land off Queen Elizabeth Avenue, Hollinswood	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 10. Site does not harness connections
676	Land off Stonebridge Close, Aqueduct	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 10. Site does not harness connections
685	Land off Hills Lane, Madeley	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
677	Land off Concord, Dawley Bank	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 7. Does not maximise infrastructure investment
679	Land off Newlands Road, Oakengates	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
687	Doseley Industrial Estate, St Lukes Road	This option has not been progressed for the following reasons: 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
689	MU02 residual of Celestica application	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
690	Land at Orleton Park School - 2	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
692	Land at Wrockwardine Site 1	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		existing commitments 10. Site does not harness connections
696	Land at Aqueduct, Longdon-on-Tern	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
697	Land at Weir, Rodington	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
698	Land at The Moorings, Long Lane	Site has planning permission - Commitment
694	British Sugar	Site has planning permission - Commitment
699	Land adjacent to site 509, opposite Tibberton shop	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
700	North West of Horton Farm	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		<p>9. Site is not a balanced provision which is complimentary with existing commitments</p> <p>10. Site does not harness connections</p>
701	Land north of Crudgington, east of A442	<p>This option has not been progressed for the following reasons:</p> <ol style="list-style-type: none"> 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
702	Land east of Crudgington, south of B5062	<p>This option has not been progressed for the following reasons:</p> <ol style="list-style-type: none"> 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
703	Land north west of Weald Moors Park, Preston	<p>This option has not been progressed for the following reasons:</p> <ol style="list-style-type: none"> 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
704	Land west of Weald Moors Park, Preston	<p>This option has not been progressed for the following reasons:</p> <ol style="list-style-type: none"> 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		10. Site does not harness connections
705	Land west of Moorhead, Preston	<p>This option has not been progressed for the following reasons:</p> <ol style="list-style-type: none"> 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
706	Land east of Moorhead, Preston	<p>This option has not been progressed for the following reasons:</p> <ol style="list-style-type: none"> 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
707	Land opposite Queens Head, Preston	<p>This option has not been progressed for the following reasons:</p> <ol style="list-style-type: none"> 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
708	Land north of Wheat Leasows.	<p>This option has not been progressed for the following reasons:</p> <ol style="list-style-type: none"> 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
711	Land at Wheat	This option has not been progressed for the following reasons:

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
	Leasowes A	<ol style="list-style-type: none"> 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
712	Land at Wheat Leasowes B	<p>This option has not been progressed for the following reasons:</p> <ol style="list-style-type: none"> 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
713	Land at Wheat Leasowes C	<p>This option has not been progressed for the following reasons:</p> <ol style="list-style-type: none"> 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
714	Land at The Hoo	<p>This option has not been progressed for the following reasons:</p> <ol style="list-style-type: none"> 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
716	Land at	<p>This option has not been progressed for the following reasons:</p>

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
	Fairways, Rodington Heath, SY4 4QX	1. The site is not located in the urban area. 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
719	Land at opposite Allscott House	This option has not been progressed for the following reasons: 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
721	Aston Grove, Moorfield Lane, Newport	This option has not been progressed for the following reasons: Small site/existing use 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
722	Land South of Aston Grove, Moorfield Lane, Newport	Site has planning permission - Commitment
723	Land East of Audley Avenue, Newport	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
725	Land adjacent to Hadley Park West	Site has planning permission - Commitment
726	The Beeches South, Waters Upton	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		<p>8. Site is not public land</p> <p>9. Site is not a balanced provision which is complimentary with existing commitments</p>
729	Redhill next to crematorium	<p>This option has not been progressed for the following reasons:</p> <p>1. The site is not located in the urban area.</p> <p>2. Site has a negative effect on the strategic green space and/or valuable landscapes</p> <p>3. The site does not help sustain and enhance local urban centres</p> <p>4. The site is not a strategic urban extension</p> <p>5. Does not support the strategic employment areas/eastern arc</p> <p>6. Does not support areas of social deprivation</p> <p>7. Does not maximise infrastructure investment</p> <p>8. Site is not public land</p> <p>9. Site is not a balanced provision which is complimentary with existing commitments</p> <p>10. Site does not harness connections</p>
733	Land adjacent to Ivydale, High Street, Coalport	Site has planning permission - Commitment
734	Site 2 at Sutherland Farm, Tibberton	<p>This option has not been progressed for the following reasons:</p> <p>1. The site is not located in the urban area.</p> <p>2. Site has a negative effect on the strategic green space and/or valuable landscapes</p> <p>3. The site does not help sustain and enhance local urban centres</p> <p>4. The site is not a strategic urban extension</p> <p>5. Does not support the strategic employment areas/eastern arc</p> <p>6. Does not support areas of social deprivation</p> <p>7. Does not maximise infrastructure investment</p> <p>8. Site is not public land</p> <p>9. Site is not a balanced provision which is complimentary with existing commitments</p> <p>10. Site does not harness connections</p>
737	Land off Kingston Road Trench	<p>This option has not been progressed for the following reasons:</p> <p>2. Site has a negative effect on the strategic green space and/or valuable landscapes</p> <p>4. The site is not a strategic urban extension</p> <p>5. Does not support the strategic employment areas/eastern arc</p> <p>6. Does not support areas of social deprivation</p> <p>7. Does not maximise infrastructure investment</p> <p>10. Site does not harness connections</p>
59	Land east of Arleston House	<p>This option has not been progressed for the following reasons:</p> <p>1. The site is not located in the urban area.</p> <p>2. Site has a negative effect on the strategic green space and/or valuable landscapes</p> <p>3. The site does not help sustain and enhance local urban centres</p> <p>4. The site is not a strategic urban extension</p> <p>5. Does not support the strategic employment areas/eastern arc</p> <p>6. Does not support areas of social deprivation</p> <p>7. Does not maximise infrastructure investment</p> <p>8. Site is not public land</p> <p>9. Site is not a balanced provision which is complimentary with existing commitments</p>

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
623	Land east of Arleston House	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
744	Land South of, Grangefields, Hay Street, Tibberton	Site has planning permission - Commitment
746	The Finney's, Marsh Road, Edgmond	Site has planning permission - Commitment
346	Land at Longwithy Lane, Edgmond	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
560	Former Woodlands School, Adjacent Mound Way/Ironbridge Road, Madeley	Site has planning permission - Commitment
386	Woodhouse, Priorslee Allocated	The option has been progressed for the following reasons: 1. Supports growth in the urban area of Telford. 3. Supports local urban centres. 4. Promotes sustainable urban extension 5. Supports the strategic employment areas/eastern arc 8. Site is public land. 9. Will provide a balanced provision of development complimentary to existing commitments. 10. Site is well connected to existing infrastructure. Sustainable urban extension site
265	land south of Redhill Way	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
164	Land adjacent to Teagues Bridge Primary School, Capewell Road	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
748	The Charlton School, Severn Drive, Dothill Allocated	The option has been progressed for the following reasons: 1. Supports growth in the urban area of Telford. 2. Protects strategic green space and valuable landscapes 3. Supports local urban centres. 8. Site is public land. 9. Will provide a balanced provision of development complimentary to existing commitments. 10. Site is well connected to existing infrastructure.
749	Land at, Hay Street, Tibberton	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
751	Land to the rear of, Emlea, Rodington	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
753	Matheson House, Grange Central	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		8. Site is not public land
754	Land Opposite, Ashtree Park, Horsehay	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
755	Land At Forton Road, Newport	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
757	Land at, Stanford Bridge	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
758	Boyd House, Lawn Central	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
759	Land at, The Humbers	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 10. Site does not harness connections
760	Land at, The Humbers	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 10. Site does not harness connections
761	Land at, The Humbers	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 10. Site does not harness connections
762	Shropshire Star, Ketley Business Park, Ketley	Not suitable as development at the site would lead to the loss of existing employment land and there is the potential for contamination.
763	West of Little Wenlock	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
764	Land North East of Little Wenlock	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 10. Site does not harness connections
765	Land south-east of Little Wenlock	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
766	Land to the east of, Marsh Road, Edgmond	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
767	Land west of Marsh Road, Edgmond	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
575	Land at Audley Avenue adjacent to SHLAA Site 448	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
548	Land adjacent to Arleston Manor	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
770	Land east of, Hay Street, Tibberton	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
771	Land at, Church Road, Lilleshall	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
57	Land north west of M54 Junction 7	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
574	Land to the south of Cherrington Road, The Hollies, Tibberton	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
622	Land adjacent to 44 Cherrington Road, Site 2	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
329	Land of West of	This option has not been progressed for the following reasons:

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
	Wellington Road, Church Aston	2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
520	Gateway site to the south of Newport Allocated	The option has been progressed for the following reasons: 1. Supports growth in the urban area of Telford. 3. Supports local urban centres. 8. Site is public land. 9. Will provide a balanced provision of development complimentary to existing commitments. 10. Site is well connected to existing infrastructure.
448	South Audley Avenue, Newport	Site has planning permission
500	Maxwell Expansion Land	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
435	Land West of Lawley	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
343	Land west of Jiggers Roundabout	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
773	Land West of, Lawley	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		8. Site is not public land
591	Lawley Village North - Phase III	<p>This option has been progressed for the following reasons:</p> <ul style="list-style-type: none"> 1. Supports growth in the urban area of Telford. 3. Supports local urban centres 8. Site is public land. 9. Will provide a balanced provision of development complimentary to existing commitments. 10. Site is well connected to existing infrastructure. <p>Compliments existing development beyond current strategic site boundary,</p>
776	Plot D, Pool Hill Road, Dawley	<p>This option has not been progressed for the following reasons:</p> <ul style="list-style-type: none"> 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
514	Madeley Academy	<p>The option has been progressed for the following reasons:</p> <ul style="list-style-type: none"> 1. Supports growth in the urban area of Telford. 2. Protects strategic green space and valuable landscapes 3. Supports local urban centres. 8. Site is public land. 9. Will provide a balanced provision of development complimentary to existing commitments. 10. Site is well connected to existing infrastructure. <p>Allocated in Madeley Neighbourhood Development Plan</p>
800	Old Mill Nurseries, Tibberton	Site has planning permission
801	Land at Pave Lane Farm Site B	<p>This option has not been progressed for the following reasons:</p> <ul style="list-style-type: none"> 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
802	Land between Chetwynd Road and A41	<p>This option has not been progressed for the following reasons:</p> <ul style="list-style-type: none"> 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		<p>9. Site is not a balanced provision which is complimentary with existing commitments</p> <p>10. Site does not harness connections</p>
803	Concrete works, Lightmoor Road	Not suitable as within a mining consideration area as well as industrial area. Potential for ground contamination as it is currently concrete factory. Part of site is a local wildlife site and part within Flood zone 3.
804	Land adjacent to Quainbury House, Allscott	<p>This option has not been progressed for the following reasons:</p> <ol style="list-style-type: none"> 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
805	Land at Pave Lane Farm Site A	<p>This option has not been progressed for the following reasons:</p> <ol style="list-style-type: none"> 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
806	Land at Eyton Hall, Eyton Upon the Weald Moors	<p>This option has not been progressed for the following reasons:</p> <ol style="list-style-type: none"> 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
808	Marsh Road, Edgmond	<p>This option has not been progressed for the following reasons:</p> <ol style="list-style-type: none"> 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
809	Land off Muxton Lane	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
810		This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
811		This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
812		This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
813		This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
901	Land North of A518, Donnington, Telford	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
902	Land South of A518, Donnington, Telford	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
900	Land at Crudgington	This option has been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
908	Land north of Synders Way, Lawley	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
909	Southwater	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 10. Site does not harness connections
910	Wildwood Development Site, Woodside	This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
912	The Former Swan Centre, Grange Avenue, Stirchley	The option has been progressed for the following reasons: 1. Supports growth in the urban area of Telford. 2. Protects strategic green space and valuable landscapes 3. Supports local urban centres. 8. Site is public land. 9. Will provide a balanced provision of development complimentary to existing commitments. 10. Site is well connected to existing infrastructure.
404	Land South at Chapel House, Crudgington	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
814		This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		10. Site does not harness connections
264	West of Campus, Shifnal Road, Priorslee	Not suitable as there are access issues and it is an unviable shape and size. Constrained nature of the local highway network.
379	Nedge Hill Farm	<p>The option has been progressed for the following reasons:</p> <ul style="list-style-type: none"> 1. Supports growth in the urban area of Telford. 4. Promotes sustainable urban extension 8. Site is public land. 9. Will provide a balanced provision of development complimentary to existing commitments. 10. Site is well connected to existing infrastructure. <p>Development of the site would allow preservation of a heritage asset.</p>
603	Land adjacent to The Beeches Hospital	<p>This option has not been progressed for the following reasons:</p> <ul style="list-style-type: none"> 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment
732	The Former Phoenix Secondary School	<p>The option has been progressed for the following reasons:</p> <ul style="list-style-type: none"> 1. Supports growth in the urban area of Telford. 2. Protects strategic green space and valuable landscapes 3. Supports local urban centres. 8. Site is public land. 9. Will provide a balanced provision of development complimentary to existing commitments. 10. Site is well connected to existing infrastructure. <p>Previously Developed Land Going forward in Local Development Order</p>
816		Not suitable as development would result in the loss of existing employment land and it is within a mining consideration area
817		<p>This option has not been progressed for the following reasons:</p> <ul style="list-style-type: none"> 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
818	Land South of B5062, Roden	<p>This option has not been progressed for the following reasons:</p> <ul style="list-style-type: none"> 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
819	Land North of B5062, Roden	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
820		This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 7. Does not maximise infrastructure investment 8. Site is not public land
821		This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
822		This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments
823		This option has not been progressed for the following reasons: 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
	Land at Tibberton (adjacent 12 Tibberton)	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 2. Site has a negative effect on the strategic green space and/or valuable landscapes 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
	Land East of Barnfield Farm, Wellington	This option has not been progressed for the following reasons: 1. The site is not located in the urban area. 3. The site does not help sustain and enhance local urban centres 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land 9. Site is not a balanced provision which is complimentary with existing commitments 10. Site does not harness connections
	Tessant House, Newport	This option has not been progressed for the following reasons: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 4. The site is not a strategic urban extension 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land
Employment Site Options		
1	Central Telford 1: Colliers Way	The site has been progressed as it is located in an accessible location within Central Telford, within an existing employment area.
2	Central Telford 2: Hollinswood Road	The site has not been progressed as it suffers from a large number of ground constraints that would hamper delivery on the site.
3	Central Telford 3: Telford Way	The site has been progressed as it is located in an accessible location within Central Telford, adjacent to an existing employment area.
4	Central Telford 4: Land at Furnace Road	The site has not been progressed as it has an extant planning permission for residential development.
5	Central Telford 5: Dale Acre Way	The site has not been progressed. Despite being adjacent to the Central Telford area it does not have a strong relationship. Also it is accessed via a residential area and is adjacent to dwellings. Therefore it is considered other sites are more suitable.
6	Central Telford 6: Rampart Way	This site has not been progressed. Due to its site size and access, it would be difficult to develop the site for B class uses.
7	Central Telford	The site has not been progressed as this is part of the primary

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	7: Telford Shopping Centre	shopping area and therefore not considered appropriate for large scale B class allocations.
8	Central Telford 8: Southwater	The site has not been progressed as this is part of the primary shopping area and therefore not considered appropriate for large scale B class allocations.
1	Donnington Wood 1: Deer Park Court	The site has been progressed as it is located in an accessible location adjacent to a main road and within an existing employment area.
2	Donnington Wood 2: Land South of Granville Road	The site has been progressed as it is located in an accessible location adjacent to a main road and within an existing employment area.
3	Donnington Wood 3: Land at Donnington Wood Way / Granville Rd	This site has not been progressed. This is due to the site suffering from a large number of ground constraints due to its former mining past. It would be difficult for employment development on the site. The site is being considered for a local development order on the site which will help assess what development the site could take.
4	Donnington Wood 4: Redhill Way	This site has not been progressed. The site is currently in use for composting and therefore is unlikely to be available for development within the plan period.
1	Hadley Park 1: Hadley Park East	The site has been progressed as it is located in an accessible location adjacent to a main road and within an existing employment area.
2	Hadley Park 2: Hadley Park East	The site has been progressed as it is located in an accessible location adjacent to a main road and within an existing employment area.
3	Hadley Park 3: Hadley Park East	This site has not been progressed. This is a Greenfield site and although adjacent to an existing employment area, it is considered other sites of a similar type are more deliverable within the plan period.
4	Hadley Park 4: Land at Queensway Business Pk, A442	The site has not been progressed. The site is currently under construction for residential development.
1	Halesfield 1: Halesfield 25	The site has been progressed. This is an accessible site is within an existing strategic employment area with limited physical constraints and therefore is consider suitable for employment allocation.
2	Halesfield 2: Halesfield 25	The site has been progressed. This is an accessible site is within an existing strategic employment area with limited physical constraints and therefore is consider suitable for employment allocation. Part of this site now has permission and therefore the site is slightly smaller than that originally considered in the ELR.
3	Halesfield 3: Halesfield 18	The site has not been progressed. The site is largely constrained due to flood zones crossing the site and therefore is unlikely to be deliverable within the plan period.
4	Halesfield 4: Halesfield 23/24	The site has not been progressed. The site is under 0.5Ha and therefore is considered limited in what development it can deliver. Therefore the site is not considered worthy of allocation.
5	Halesfield 5: Halesfield 24	The site has been progressed. This is an accessible site is within an existing strategic employment area with limited physical constraints

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		and therefore is consider suitable for employment allocation. Part of this site now has ground constraints and therefore the site is slightly smaller than that originally considered in the ELR.
6	Halesfield 6: Halesfield 1	The site has been progressed. This is an accessible site is within an existing strategic employment area with limited physical constraints and therefore is consider suitable for employment allocation.
7	Halesfield 7: Halesfield 18/20	The site has not been progressed. The site is largely constrained due woodland on the site and therefore other sites are preferred for development.
8	Halesfield 8: Halesfield 2	The site has been progressed. This is an accessible site is within an existing strategic employment area with limited physical constraints and therefore is consider suitable for employment allocation.
9	Halesfield 9: Halesfield 19	This site has not been progressed. As the site is a thin strip and has is currently in use, it is not considered deliverable as an allocation.
10	Halesfield 10: Halesfield 18	The site has not been progressed. The site is largely constrained due to flood zones crossing the site and therefore is unlikely to be deliverable within the plan period.
11	Halesfield 11: Halesfield 15	The site has not been progressed. The site is only accessible through a site which is in current use and therefore other sites are preferred.
12	Halesfield 12: Halesfield 15	The site has been progressed. This is an accessible site is within an existing strategic employment area with limited physical constraints and therefore is consider suitable for employment allocation.
13	Halesfield 13: Halesfield 10	The site has been progressed. This is an accessible site is within an existing strategic employment area with limited physical constraints and therefore is consider suitable for employment allocation.
14	Halesfield 14: Halesfield 10	The site has not been progressed. The site is only accessible through a site which is in current use and therefore other sites are preferred.
2	Hortonwood 2: Hortonwood 7	The site has not been progressed. The sites are part of a larger site which is already in use and therefore are not considered as worthy of an allocation.
3	Hortonwood 3: Hortonwood 65	The site has been progressed. This is an accessible site is within an existing strategic employment area with limited physical constraints and therefore is consider suitable for employment allocation.
4	Hortonwood 4: Hortonwood 40	The site has been progressed. This is an accessible site is within an existing strategic employment area with limited physical constraints and therefore is consider suitable for employment allocation.
5	Hortonwood 5: Hortonwood 35	The site has not been progressed. The site is largely constrained due to flood zones crossing the site and therefore is unlikely to be deliverable within the plan period.
6	Hortonwood 6: Hortonwood 45	The site has been progressed. This is an accessible site is within an existing strategic employment area with limited physical constraints and therefore is consider suitable for employment allocation.
7	Hortonwood 7: Hortonwood 45	The site has been progressed. This is an accessible site is within an existing strategic employment area with limited physical constraints and therefore is consider suitable for employment allocation. Part of the site now has permission and therefore the site is smaller than that originally considered under the ELR.
8	Hortonwood 8: Hortonwood 40/45	The site has been progressed. This is an accessible site is within an existing strategic employment area with limited physical constraints and therefore is consider suitable for employment allocation.
9	Hortonwood 9: Hortonwood 60	The site has been progressed. This is an accessible site is within an existing strategic employment area with limited physical constraints

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		and therefore is consider suitable for employment allocation. Part of the site is covered by flood zones, however due to the size of the site, this can be mitigated. Part of the site now has permission and therefore the site is smaller than that originally considered under the ELR.
10	Hortonwood 10: Hortonwood 66	The site has not been progressed. The site is under 0.5Ha and therefore is considered limited in what development it can deliver. Therefore the site is not considered worthy of allocation.
11	Hortonwood 11: Land at Telford International Railfreight Terminal	The site has been progressed. This is an accessible site, being adjacent to the rail freight terminal and adjacent to an existing strategic employment area, with limited physical constraints and therefore is consider suitable for employment allocation.
12	Hortonwood 12: Epson (UK) Ltd	The site has not been progressed. The site represents expansion land for an existing unit and would be difficult to deliver a stand alone development. Therefore the site has not been considered worthy of allocation.
13	Hortonwood 13: Hortonwood 45	The site has been progressed. This is an accessible site is within an existing strategic employment area with limited physical constraints and therefore is consider suitable for employment allocation.
14	Hortonwood 14: Hortonwood 50	The site has been progressed. This is an accessible site is within an existing strategic employment area with limited physical constraints and therefore is consider suitable for employment allocation.
15	Hortonwood 15: Hortonwood 34	The site has been progressed. This is an accessible site is within an existing strategic employment area with limited physical constraints and therefore is consider suitable for employment allocation.
16	Hortonwood 16: Hortonwood 16	The site has not been progressed. Several applications have been approved on the site which is linked to the adjoining developments, therefore the site has not been considered suitable for allocation.
17	Hortonwood 17: Hortonwood 1	The site has been progressed. This is an accessible site is within an existing strategic employment area with limited physical constraints and therefore is consider suitable for employment allocation. Part of the site now has permission and therefore the site is smaller than that originally considered under the ELR.
18	Hortonwood 18: Hortonwood 37 / New Trench Rd	The site has not been progressed. The site now has planning permission for employment development and therefore it is not considered necessary to allocate the site.
1	Lightmoor 1: Land off Lightmoor Rd / A4169	The site has not been progressed. The site is not within or adjacent to a strategic employment area and therefore other sites are preferred.
2	Lightmoor 2: Land to the rear of Myford House	The site has not been progressed as it has extant planning permission for residential development.
1	Nedge Hill 1: Naird lane	The site has not been progressed for employment. The site is not within or adjacent to a strategic employment area and therefore other sites are preferred. Furthermore the site is considered more suitable for residential development and has been allocated as such.
2	Nedge Hill 2: Naird lane	The site has been progressed. The site is part of the T54 development. This is a comprehensive master planned site for a

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
		science park, in a highly accessible location with some development now on the ground.
3	Nedge Hill 3: Naird lane	The site has not been progressed. The site now has planning permission for employment development and therefore it is not considered necessary to allocate the site.
4	Nedge Hill 4: Naird lane	The site has been progressed. The site is part of the T54 development. This is a comprehensive master planned site for a science park, in a highly accessible location with some development now on the ground.
5	Nedge Hill 5: Naird lane	The site has been progressed. The site is part of the T54 development. This is a comprehensive master planned site for a science park, in a highly accessible location with some development now on the ground.
1	Newport 1: Audley Avenue Industrial Estate	The site has not been progressed as an allocation as it is subject to a current mixed use application which has received a resolution to grant.
1	Priorslee 1: Land between Shifnal Rd & Priorslee Ave	The site has not been progressed as an allocation. Development of the site is likely to require vast improvements to the access and therefore other sites have been preferred.
1	Rural Site 1: Former Sugar Beet Factory Site	The site has not been progressed as an allocation as it is subject to a current mixed use application which has received a resolution to grant.
2	Rural Site 2: Land at Cluddley	The site has not been progressed. The site is not within or adjacent to a strategic employment area and therefore other sites are preferred. This is also a remote site with poor access.
3	Rural Site 3: Land at Holyhead Rd	The site has not been progressed. The site is not within or adjacent to a strategic employment area and therefore other sites are preferred.
4	Rural Site 4: Land at Cluddley	The site has not been progressed. The site is not within or adjacent to a strategic employment area and therefore other sites are preferred.
5	Rural Site 5: Whitehouse Farm	The site has not been progressed. The site is not within or adjacent to a strategic employment area and therefore other sites are preferred.
6	Rural Site 6: Land at Coalmoor	The site has not been progressed. The site is not within or adjacent to a strategic employment area and therefore other sites are preferred.
1	Shawbirch 1: Land off A442 Queensway	The site has been progressed. As a large site, in a highly accessible location within the urban boundaries, this is a type of site not offered elsewhere.
2	Shawbirch 2: Land at A442 / A5223	The site has not been progressed as an allocation as it is subject to a current predominately residential application.
1	Wappenshall 1: Land at Wappenshall Lane	The site has not been progressed. The site is not within or adjacent to a strategic employment area and therefore other sites are preferred.
2	Wappenshall 2: Wheat Leasowes	The site has been progressed. As a large accessible site, adjacent to and directly related to a strategic employment area, this is a type of site not offered elsewhere.

Site Options Considered and Appraised (SHLAA Ref & Site Name)		Reasons for Progressing or Rejecting the Option in Plan Making
3	Wappenshall 3: Racecourse Site	The site has not been progressed. The site is not within or adjacent to a strategic employment area and therefore other sites are preferred.
4	Wappenshall 4: Land at Horton	The site has not been progressed. The site is largely constrained due to flood zones crossing the site and therefore is unlikely to be deliverable within the plan period.
	Land to the east of A41 and to the south of Mere Park	The site has not been progressed. Despite being in close proximity to Audley Avenue, it does not have a strong relationship. Other sites are preferred that relate better.

Appendix X: Summary Responses to Consultation

Statutory Body Comment	2011 Scoping Report Action
Scoping Reports should be tailored to the type, purpose, and level of plan under consideration	In the absence of discrete plans, scoping has been undertaken to identify the issues anticipated to be relevant to potential plans and spatial areas
The tiering of Scoping Reports, through the use of an overarching report and subsequently fine tuned for particular documents, can help to reduce repetition and give a better focus to the appraisal framework.	A tiered approach has been adopted with Borough-wide and area-based sustainability objectives. Each subsequent appraisal would be expected to confirm applicability of the recommendations contained in this Scoping Report based on any additional evidence. This approach will assist in saving resources by avoiding the need for individual Scoping Reports.
All designated historic assets should be considered together with potential impacts on non-designated features of local historic or architectural interest.	The effort recording all features designated or otherwise is to be proportionate to the risks associated with the level of plan and in recognition of subsequent assessment activities to be undertaken within other plans or at project level. Given restricted resources, evidence has been sought to identify trends, challenges and opportunities.
Specialist staff are best placed to advise on issues and priorities.	Specialists have been involved in workshops and through the formal consultation process.
Omissions to the international, national, regional policy frameworks should be rectified.	While Scoping Reports need to be targeted on relevant policies and exclude guidance or informal documents in their coverage of the policy frameworks, the plan making process is able to be more responsive to the evolving policy framework.
The historic environment ought not to be grouped with other topics.	A process of sustainability themes is adopted, with discrete aspects such as the historic environment separately reported and scoped for transparency.
Data sources to be kept under review during the appraisal.	Sources would be kept under review insofar as they have a bearing upon the subject of the plan. For each plan, the validity of the recommendations of this Scoping Report would be checked reflecting upon any new evidence that is identified at that stage.
Summary narratives are often more useful than reliance upon appendices of tabulated data.	The approach adopted is to provide narratives with tabulated data being made available to allow users quick reference to key data.
The historic environment should be broadly interpreted encompassing: <ul style="list-style-type: none"> all designated historic assets; 	Scoping is conducted using readily available information and a reasoned interpretation of such evidence. The information assembled

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<ul style="list-style-type: none"> • non designated features of local historic interest; • the character of the wider landscape & townscape; and • the potential for as yet unrecorded archaeological interest. 	<p>cannot be exhaustive and must reflect those attributes that the plan(s) may significantly affect. The SEA Directive recognises that environmental issues should be examined at an appropriate level in the planning hierarchy. It is therefore correct that subsequent plan appraisals, EIAs and planning processes examine other issues as they become significant. Until specific site allocations emerge through the plan making process, the scoping process cannot address issues that are essentially more appropriate at project level appraisal. Nevertheless, should evidence be made available indicating areas of potential risk then such information could be used so subsequent appraisals examine the issue.</p>
Up to date Heritage Counts reports along with Scheduled Monuments and other nationally important archaeological remains should be considered.	Heritage Counts reports have been used. As above the evidence base should be proportionate to the risks posed by the plan. Recognition that a particular Scheduled Ancient Monument is or is not at risk is relevant to site allocation plans and project EIA and not area-wide plans.
For all designated assets, setting issues are also relevant to the baseline	The sustainability evidence base does not equate to a state of the environment report and thus an extensive description of features is not required. Sufficient information is to be gathered to inform the scoping and appraisal process reflecting the stage and focus of the plan being assessed is needed.
Descriptions of the non-designated heritage resource are required.	Descriptions of non-designated heritage resources will be provided where they are available and relevant to the plan being appraised during each appraisal.
The Buildings at Risk Register should be used providing trend data recognising its omissions. Data for unlisted buildings of local historic/ architectural interest should also be used.	The level of effort expended reflects the stage in the plan-making process and the spatial scale of the plan. As more spatially specific plans are developed then increasingly local information may be accessed. Information assembly should also be directed towards informing those aspects that are relevant to planning delivery. Historic trends in economic conditions do little to inform the future baseline and the impact of the proposed plan.
The Scheduled Monuments at Risk survey is available.	The heritage at risk evidence has been reviewed although it is of greater relevance once specific site allocations are being considered.
Evidence from the Heritage at Risk programme should be consulted.	The heritage at risk evidence has been reviewed although it is of greater relevance once specific site allocations are being considered.
Additional information on Conservation Areas should be reported	While information on development pressures in Conservation Areas is not

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including commenting upon whether any are subject to development pressures whether larger-scale to small-scale leading to cumulative changes to their character and appearance?	currently available it is only where policies or site allocations have a specific influence on such are that further evidence will be sought.
Analysis of the World Heritage Site could draw upon the management plan and the WHS coordinator.	Information has been provided by the World Heritage Site coordinator and reference made to the management plan. A new Management Plan is underway, which will inform the appraisal of future LDF document.
Consideration should also be given to the historic character of landscapes and townscapes.	Information on the historic landscape and townscape has not been examined becoming of interest in site allocations and planning applications.
The links between landscape character and historic environment must be recognised.	No evidence to identify trends, challenges and opportunities has been found beyond the historic farmsteads study.
Consideration, however, should also be given to the need for further urban characterisation data for townscape areas outside of Conservation Areas but under potential development pressure	The merits of this approach will be reflected upon when the mitigation measures are prepared for those plans dealing with site allocations and locally specific policies.
The loss of historic parkland should be reported.	These trends are reported where information is available, however none was encountered.
A baseline on traditional farm buildings should be reported.	The survey of historic farmsteads has been reviewed, however no information was found to identify particular locations or a baseline inventory of their condition. General threats to the retention of such features have been acknowledged.
Use of resident satisfaction surveys.	Such surveys are by nature retrospective and do not represent good value in assessing the implications of future policies. Some of the proposed indicators are based on such surveys.
Sense of community has links to the historic environment, sense of place and cultural associations.	Such information is of greater relevance to site specific plans and project appraisals.
There is a need to understand the wider contribution of the historic environment to sustainable development and not simply view it as a narrow issue focused on preservation. An option that might be considered may be opportunities offered by heritage-led regeneration, heritage based sustainable tourism, place-making, design of new development to fit with the existing, functional layout of a town, village etc.	The Scoping Report recognises the importance of sense of place and heritage to attracting and retaining businesses and skilled employees.
A suite of problems and opportunities are presented.	The Scoping Report identifies a range of challenges and opportunities.
Objective 09 – (maintain and enhance the quality of landscape and	Reference is made in the Scoping Report to the historic landscape

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countryside) ought to encompass the historic character of the landscape.	character, although the issue raised is essentially a policy matter.
Improved indicators for monitoring are presented: 5 Area of highly sensitive historic landscape characterisation types which have been altered and their character eroded 6 % of Joint Character Areas showing no change or showing change consistent with character area descriptions	The practicality and effectiveness of the indicators will be judged later in the plan-making and appraisal process when significant effects are identified. While further information would be requested from English Heritage on the availability of such evidence, the utility of such information would be defined by the scope of the plans to be prepared.
An explanation of the assessment rationale is welcomed.	An assessment rationale is provided.
State of the environment indicators may not always be suitable for the appraisal or monitoring the significant effects of a plan. At these stages the priority should be devising indicators which will clearly demonstrate the impact(s) of the plan on the historic environment.	These views are supported.
A set of indicators are proposed for monitoring the effects on the historic environment.	Indicators selected focus on the potential significant effects of plans rather than state of the environment parameters.
It should be noted that currently Registered Parks and Gardens, Registered Battlefields and indeed World Heritage Sites are only covered in terms of being a material consideration in the planning system	This point is acknowledged.
The Severn CFMP (catchment flood management plan), The River Severn Fluvial Strategy are relevant.	These reports have been consulted.
The West Midlands Regional Flood Risk Appraisal should be referenced.	This appraisal has been consulted.
The EU Groundwater Daughter Directive as a key document relevant to the LDF and SA ought to be referenced and reference made to groundwater.	Reference has been made to the Directive and to the importance of groundwater to water supplies for Telford.
A Water Cycle needs to be produced and used in the preparation of the LDF to inform on water quality and quantity issues, highlighting areas where new development or intensification of existing development etc could cause over abstraction/environmental deterioration.	A Scoping WCS is due to be commissioned.
Flood maps updated on a quarterly basis.	Noted.
Groundwater Source Protection Zones should be carried forward as a constraint to certain development.	Noted. Additionally Groundwater Protection Zones form part of LDF SUDs evidence document prepared by Halcrow to inform forthcoming documents and SA process.
Groundwater monitoring may be necessary both on and off site when planning permissions are granted for new development to ensure that	Noted.

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environmental deterioration is not being caused.	
For aquatic ecosystems such as streams and rivers the continuity of open channel, its structure and associated corridor habitat, is as important as basic water quality/quantity (e.g. otters, water vole, native crayfish etc). Additionally the channel structure is important in terms of the flooding and the floodplain.	Noted.
Brown-field sites often have a higher ecological value/are more bio-diverse than green-field sites.	Noted.
It would be helpful to make reference to watercourse restoration/rehabilitation through de-culverting and positive structural improvements (naturalisation). This would link into the EA's targets and objectives, as well as to the Strategic Flood Risk Assessment (SFRA).	Reference made to this objective.
Acknowledgement of increased flood risk from sewers and drains as well as fluvial sources.	Noted.
Use of ground-source heat pumps should be referenced with links to groundwater resources, brownfield development and groundwater source protection zones.	Noted.
Indicators should include the length of culverts opened up into open watercourse and the length of watercourse restored.	Adopted as an indicator.
Amendment to the scoping report which should read that 91% river lengths in the UK should achieve their assigned river quality objective by 2010.	Noted.
Level 2, the final part of the SFRA report is required as part of the Sustainability Appraisal.	Level 2 studies would inform site allocations and subsequent project appraisals.
Geodiversity Action Plan 2007 should be referenced.	Reference has been made.
Water availability should be set as a consideration.	This has been a key consideration in the Scoping Report.
The indicator and targets relating to the maintaining the character of the AONB with respect to proposals and policies and individual applications could follow the following wording. "Number of plans and proposal agreed by the council where the advice of Natural England and the AONB management plan is not followed". The target being "Nil"	Noted for consideration in particular plans.
Following targets proposed: "No loss of any area of a declared Local	Noted. Generally targets will not be promoted at this stage. Targets are

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Nature Reserve." With an additional target about the area and accessibility of Local Nature Reserves in the Telford and Wrekin area. Targets on progress towards biodiversity and geodiversity are proposed.	matters to be considered within the LDF documents.
Strategies for local sport & recreation need to be considered and is a key sustainability issue.	Recreational issues are considered in the Scoping Report.
Use of data from the Active People survey strongly encouraged.	Data has been incorporated into the Scoping Report
Indicator should be replaced with '% of population partaking in 3 x 30 minutes of moderate intensity sport and physical activity per week'.	This indicator while relevant does not relate to the significant effects of spatial plans.
Targets should be set for new buildings.	Recent Inspector reports from Examinations in Public cast doubt on the appropriateness of this approach.
Targets should be consistent to the Telford Environmental Plan.	Noted. Generally targets will not be promoted at this stage. Targets are matters to be considered within the LDF documents.
Enhanced economic indicators suggested.	A new set of economic indicators are proposed.

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Respondent	Section of SA Scoping	Consultee	Council's Response
English Heritage	Context for the Local Developme	Given the location of the Ironbridge World Heritage Site within the local planning area, should the UNESCO World Heritage Convention be included under the European Policy Framework?	The Convention has been added to Appendix B.

	nt Framework	In its updating to reflect to final published version of the National Planning Policy Framework (NPPF), we recommend that the contribution of the conservation and enhancement of the historic environment as a component of and role in delivering sustainable development is clearly acknowledged (e.g. NPPF 7, 9, 126). Paragraph 3.3.8 should also be broadened.	As the report was prepared before the NPPF was published, the NPPF will need to be considered in applying or updating it. No change.
	Sustainable Economic Development – Employment	For the rural areas, the West Midlands Farmsteads and Landscapes Project (Main Summary Report) includes various mapped information on the present day economic use of historic farmsteads (e.g. types of use, residential use and home working,) which might be of use in supporting the evidence base and analysis.	Not required.
	Sustainable Economic Development – Employment Land	We welcome the inclusion of the identified indicator for rural areas on the conversion of rural premises for commercial use as this would link to the Farmsteads data. Consideration might need to be given to how live-work conversions might be treated.	Unclear of meaning of live-work conversions and possible relevance to Sustainability Appraisal. Not relevant.
	Resource Management and Material Resources – Mineral Resources	The Strategic Stone Study for Shropshire (including Telford and Wrekin) [led by English Heritage working with the BGS] may provide additional information on building stone resources relevant to the borough. Information is available via: https://www.bgs.ac.uk/mineralsuk/mines/stones/EH_atlases.html . Subject this information base, it may be appropriate for the rural areas to consider the short-term reopening of small-scale quarries for traditional building and conservation use.	It is not considered that this specific detailed reference is required.

	Environmental Sustainability	<p>For the review of plans, policies and programmes for this theme, would it be relevant to outline the Ironbridge World Heritage Site Management Plan? The AONB management plan is covered under Landscape and Townscape, so we feel it would be appropriate to cover the World Heritage Site management plan under the Historic Environment sub-heading</p> <p>http://www.telford.gov.uk/info/100006/environment_and_planning/719/world_heritage_sites/</p> <p>4. Please note that this is in the process of being reviewed. The Public Realm Design Guide Part 2 for the World Heritage Site could also be highlighted</p> <p>http://www.telford.gov.uk/downloads/file/2581/public_realm_design_guide-part_2.</p>	<p>Given the plan is dated 2002 and is being reviewed, a brief reference is made to their existence rather than provision of a summary.</p>
		<p>In addition, we suggest the reference to 'historic landscapes' at 0.1.36 is changed to 'heritage assets' to better reflect the former PPS 5 and current NPPF.</p>	Amended to assets.
		<p>The reference to the Heritage Protection Bill can also be updated to 'The Enterprise and Regulatory Reform Bill'.</p>	Unclear where reference is made to the Heritage Protection Bill. No change.
		<p>Similarly references to PPS 5 will need to be updated to reflect the NPPF e.g. NPPF 126, 132, 135, 137, 139, 141, 156, 157, 169-170.</p>	Updating of PPS reflects date at which the policy section was drafted. The report was prepared before the NPPF was published but NPPF will need to be considered in future work. No change.
	Environmental Sustainability – Green Infrastructure	<p>Components of green infrastructure can also be heritage assets and hence links across the topic areas will be important to take into account. More generally, the green-space network associated with the original design of the new town can be regarded as part of the area's twentieth century heritage and link with the landscape/townscape topic area (including historic landscapes). The retention of this planned network might be an issue for consideration in the wider planning and management of green infrastructure.</p>	<p>This will be considered in future policy development. No change.</p>

Environmental Sustainability – Townscape and Landscape	The evidence base for this topic refers to the Joint Character Area, landscape types and a landscape sensitivity/capacity assessment for certain settlements. A historic landscape characterisation has been completed for Shropshire and Telford and Wrekin, and for Shropshire the work has been integrated within the Council's landscape character assessment to provide an integrated landscape typology [http://www.shropshire.gov.uk/environment.nsf/open/3752F7151ABFD814802576C5004D50D6].	Reference made to the Shropshire Historic Landscape Characterisation Assessment although dated 2007.
	Given that this topic area extends to historic landscapes, we would like confirmation how the available historic landscape characterisation evidence base has been taken into account and applied. This is especially important in the context of the landscape sensitivity work as this is carried through to the proposed objective and indicator for rural areas 4.6.10. The clarification would also serve to help demonstrate accordance with NPPF 170.	The extent to which the historic characterisation assessment contributed to the landscape sensitivity work that was reported in 2009 is unknown. We do not consider a response is required in the SA report on this detailed point, but such matters will be considered in developing the new plan.
	For the scoping of rural areas, it is proposed that townscapes outside of the larger rural settlements will be scoped-out. We question this in relation to the possible impacts of windfall development. Such development may not be of the scale envisaged for the larger settlements, however, it could have damaging implications for the character of the smaller settlements.	Windfall development by definition cannot be assessed within a SA. The effects of windfall development upon landscape and heritage matters would need consideration at a project scale. No change.

	Environmental Sustainability – Historic Environment	As a general comment on this topic, the terminology used should accord with the NPPF and its definitions, particularly in the case of heritage assets and their coverage of both designated and non designated assets.	The report was prepared before the NPPF was published but NPPF will need to be considered in future work. No change.
		For the evidence base, the data on heritage assets at risk identified in the National Register should be updated for the 2011 edition (the 2012 edition is due for publication in the autumn).	This will be considered in future work, including any update of the SA report. No change.
		Under the topic of landscape and townscape we query the use of the historic landscape characterisation data for the area. This is important as historic landscape features can be regarded as heritage assets as well as contributing to the character, quality and distinctiveness of the area. We similarly query the omission of an explicit summary narrative of the historic landscape characterisation for the area.	No change required.
		We consider that an omission from the evidence base is a succinct overview of data from the Historic Environment Record on the non designated archaeological resource of the area. This is important as it may have implications for the decision on the scoping opinion and we feel this overview is required to help justify the current position which we question. In particular, it should be noted that not all nationally important archaeological remains are scheduled (e.g. NPPF 139), and also in the plan-making chapter the requirement at NPPF 169 and the use of the evidence base to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.	The archaeological resource was not assembled since investigations are more appropriate at a project scale and it is unclear whether they would have any impact on the sustainability of a plan. The need for a plan approach to archaeology will be considered in preparing the plan. No change.

		With regard to the future baseline, we welcome the inclusion of the narrative on development pressures affecting conservation areas. An additional future issue is likely to be climate change adaptation and mitigation measures such as the possible responses to national programmes such as the Green Deal.	Reference made to the implications of climate change adaptation and mitigation measures.
		We generally agree with identified set of challenges and opportunities for the historic environment for the plan area. One additional challenge is potentially the pressure on the non-designated resource, as for example exacerbated by the lack of information on local heritage asset lists.	Reference along lines of pressure on the non-designated resource, potentially exacerbated by the lack of information on non-designated local heritage assets added.
		With regard to the scoping opinion, for the reasons set out in relation to the evidence base, we do not agree with the decision to scope-out of archaeology.	The need for a plan approach to archaeology will be considered in preparing the plan. No change.
		The read across of table E5.6 Sustainability Objectives and Indicators and the summary in Table 10.5 is incomplete as to the applicability for plan areas. We also recommend some amendments to the terminology in the context of our comments on the baseline, the NPPF and for ease of interpretation:	As consideration for Telford was deferred pending consideration of any consequences for Wellington Conservation Area and Newport was scoped out due to the small number of housing proposals, there is no gap in section E5.6.
		Objective (authority wide): To enhance, conserve and protect heritage assets and their settings	The objective proposed is used.
		Indicators (authority wide): - Number of major development projects that enhance the significance of either heritage	Amended.

		assets or historic landscape character	
		- Number of major development projects that detract from the significance of heritage assets or historic landscape character	Amended.
		Objective (rural areas): To aid the sustainable use of historic farmsteads	Amended.
		Indicator (rural areas): The number of historic farmsteads for which an application for a change of use is in accordance with the Farmstead Assessment Framework	Amended.
Environment Agency	Sustainable Economic Development	We recommend that you assess if the continued growth and expansion at Harper Adams is an opportunity/challenge which requires integrating with adjacent communities and infrastructure.	The issue is really the domain of plan formulation. Not required.
		Further work needs to be done on the requirements of Newport.	Unless more information is available it is not clear how to progress this comment. No further action.
	Sustainable Economic Development – Local Retail Facilities	refers to High Ercall, Tibberton and Waters Upton as being considered the service centres beyond Telford and Newport. Has Edgmond been considered?	The service centres identified relate to current Core Strategy approach. No change.
	Resource Management and Material Resources – Water Supply & Waste Water Treatment	Need to update to reference the final National Planning Policy Framework (NPPF) published March 2012 (and rest of Report).	Not required.
		Although water supply and waste water treatment features have been included as one of the seven criteria used in the scoping report, this has been restricted largely to surface water and the availability of water for supply. Groundwater as a resource, the protection of the aquifers in which it occurs and the statutory measures in place to protect these appear not to have been considered. We recommend that aquifer/groundwater protection be included in the scoping criteria to address what we consider to be a fundamental deficiency from the environmental aspect.	Groundwater is considered in section 4.1. As the objectives address water resources (surface and groundwater) there is no need for any amendment beyond making it clear that the objectives apply to both sources.

			Changed to make it clear that the objectives apply to both sources.
		We recommend that the list of scoping criteria be expanded to read as follows: Waste Mineral Resources Energy Water Supply and Waste Water Treatment <i>Groundwater protection and land use/availability</i> Transport Broadband Health and care	Based upon the point above, there is no requirement to expand the scoping criteria. No change.
		The above issue should run throughout the Scoping Report.	Water is dealt within Section C only. No change.
		Refers to waste water treatment capacity but there are also sewerage network capacity constraints as identified in the developing Water Cycle Study and we recommend that sewerage network capacity constraints are also included.	Have no source documentation on which to address sewerage network constraints. It is envisaged that sewerage network issues would be the subject of S106 or CIL funding and thus issues would be dealt with at a project scale. Hence no change required to the SA objectives.
		We have the following information for your reference: The Shropshire Middle Severn and Worcestershire Middle Severn Catchment Abstraction Management Strategy (CAMS) cover much of the geographical area covered by Telford, Newport and the rural areas. New surface water abstraction licences can be issued in these areas but will be subject to conditions which prevent abstraction during low flows to protect the watercourse during this time. No more groundwater resources are available	We are grateful for the detailed information supplied and will retain it for reference in developing the plan, but consider no

		from the Principal Aquifers in the Telford and Wrekin area. Historical over abstraction has occurred, causing low flows and poor ecology in many surface watercourses. The WFD classes these aquifers as poor status and we want to recover resources to achieve good ecological status under the WFD. Any development proposals should take this into account when they consider how to provide water supply to new housing. Severn Trent Water must be consulted so that they can consider the impact of additional development on their Water Resource Management Plans. Additional population growth will need to be reflected in the Water Company plans and resources may need to be developed over the plan period.	change required to scoping report.
		For clarification of the abstraction issues in this area, surface water abstraction may only be possible at high flows and no groundwater abstraction from the Sherwood Sandstone aquifer is permitted. For surface water the Tern catchment is over-licensed; the Coley Brook and Aqualate Groundwater management unit is overabstracted. For the Worfe catchment both surface and groundwater are overabstracted. A revised surface water licensing policy is currently in draft. Although the policy is not yet available the conclusions must be applied to all new licence applications. In future, more restrictive conditions (Hands Off Flow condition) will be placed on surface water licences so that new licences will be prevented from abstracting at higher flows. Abstraction licences are also time limited to enable a future review of the licence and its impact on the environment. For surface water licences the CAMS common end date (CED) is 2013. As we approach a CAMS CED we have the opportunity to skip a CAMS CED. Therefore any licences applied for within 6 years of a CAMS CED can be skipped to the following CED. New licences can therefore be tied to a CED of 2025 if there are no issues surrounding the application which would justify a shorter time-frame being applied.	We are grateful for the detailed information supplied and will retain it for reference in developing the plan, but consider no change required to scoping report.
		We are in the process of revising the existing surface water licensing policy. The future Hands of Flow (HOF) condition will be more restrictive than the previous flow quoted in the document as 290 Ml/d on the River Tern. Due to the changes proposed this year we suggest that specific figures are not cited as the new licensing strategy is due to be published by December 2012 and hence existing text will be out of date.	We are grateful for the detailed info supplied and will retain it for reference in developing the plan, but consider no change required to scoping report.
		Challenges and opportunity (Authority Wide, Telford) Challenges: 'Water Supply & Waste Water Treatment' is listed here. We recommend that this includes the sewerage network (see comment above).	Reference to the sewerage network made to NTS and in

			table C8.5.
		Protecting the water environment, including ground water, should also be included as a challenge here and in other sections, as stated above.	Reference to surface and groundwater quality made to NTS.
		Opportunities: 'Water Supply & Waste Water Treatment' is listed here. We recommend that this includes the sewerage network and water environment (see comment above). Introducing SuDS into new development and removing surface water from combined sewers can also contribute to improving water quality.	Reference to SUDS made to NTS.
		Scoping 'Water Supply and Treatment' needs to include sewerage.	Sewerage is project level matter and hence not included. No change.
		Newport appears to have been 'screened out' under the waste water treatment. There are a number of contentious planning proposals in the Newport area and until further work is completed on the Water Cycle Study we do not currently know if there is adequate capacity.	Changed scoping opinion to uncertain pending work on a Water Cycle Study.
		We would recommend that this scoping report is updated/informed by the findings of the Water Cycle Study. We therefore disagree that water supply, waste water treatment and the water environment should be scoped out now for any of the areas.	The Water Cycle Study and housing allocations would inform a view on whether the subject should be scoped in for the rural areas. No change required.
		Sustainable Development Objectives & Indicators Under 'Authority wide' we recommend that sewerage is also included, i.e. ' <i>to minimise demand upon water resources and to enable the timely provision of adequate waste water treatment and sewerage infrastructure to support increased housing provision.</i> We recommend that this also applies to Telford, Newport and the Rural Areas.	The addition has been made to the authority wide objective. There is no need to repeat for local areas as covered by authority wide.
		Include Catchment Area Management Strategy (CAMS) documents: The Worcestershire Middle Severn CAMS, The Shropshire Middle Severn CAMS, and The Severn Corridor CAMS.	Grateful for these documents. Will be referred to in developing the plan,

			but we consider no change required to scoping report
		refers to available capacity at both (and other) STWs. There is no issue with available capacity at Rushmoor STW from projected development in north-Telford. There is, however, mention of limited capacity at Coalport STW which is given as 9900 new homes. We note that in separate discussions with you on your Scoping Level Water Cycle Study the future limitation on housing is given as 4500.	Updated housing figures referenced.
		Paragraphs 4.2.4 and 4.2.5 appear to contradict as 4.2.4 says that Coalport has sufficient capacity to meet the forecast growth and 4.2.5 says that based on projected housing growth figures the waste water treatment works at Coalport may have problems meeting their consent conditions in the future.	Text for paragraphs 4.2.3 to 4.2.4. changed and updated.
		Waters Upton STW is referred to as having no capacity. We understand that this STW is being/already has been replaced by a pumping station with onward flows being pumped to Rushmoor STW. Severn Trent should be able to confirm the position here.	Noted, text revised.
		With regard to 'timely provision of adequate waste water treatment to support increased housing provision', we would suggest that a better indicator could be progress with an Infrastructure Delivery Plan, incorporating the findings of the WCS. An Infrastructure Delivery Plan is a practical tool to assist your Council, developers and infrastructure providers to coordinate and phase works to ensure new development is adequately supported by the appropriate infrastructure (this should ensure physical and social infrastructure is provided in a timely manner).	Noted.
	Environmental Sustainability – Geological Sites	The soil quality objective needs to be amended to state "conserve and enhance soil and ground water quality"	No change required.
	Environmental Sustainability – Green Infrastructure	Challenges & Opportunities" Table Green Infrastructure: mention is made of (quote): Baddeleys Well natural area to the south of Newport could see combined provision of natural open space and formalised park. - <i>is this the site of the proposed, controversial Sainsbury's supermarket and/ or withdrawn application for petrol filling station which has been "called in" and will be decided by central government at Public Inquiry?</i>	Noted.
	Environmental	We also query why Air Quality has been completely scoped out as we aware that issues of air quality including odour, dust and bioparticulates arise from planning applications	Baseline evidence indicates the absence

	Sustainability – Air Quality and Greenhouse Gas Emissions	both in rural and urban areas. Developments in all areas can pose significant challenges to the quality of air as perceived by local residents eg various types of waste related proposals. The cumulative impact of developments should also be considered as this can be critical in some situations.	of an air quality problem in the Borough. The focus of the Scoping Report is upon the appraisal of the plan not development projects where the details of odour etc would be known. No change is proposed.
	Environmental Sustainability – Water Quality and Flood Risk	Water quality and flooding at risk: We suggest a slight change to the sentence here as nutrient enrichment is not the only pressure on water quality i.e. ' <i>Nutrient enrichment from agricultural runoff and from waste water treatment is a significant pressure on water quality across the watercourses</i> '. <i>quality across the watercourses</i> '.	Amended.
		Water quality related challenges should also be included, i.e. ensuring development causes no deterioration in water body status, as required by the WFD. Opportunities can include the contribution that development can make to help water bodies achieve good status under the WFD, i.e. integrating SuDS into new developments, water efficiency measures etc. WFD requirements can also be linked into the Biodiversity challenges and opportunities, as biodiversity is noted as having an "uncertain future"	Amended.
		We advise that quality sustainability objectives and Sustainable Development Objectives & Indicators are needed. We do not understand the reasons given for scoping these out. Discharge consents only regulate point source discharges. We recommend that water quality be included. If it is managed through planning as stated, then it should be scoped in.	The objective of scoping is to determine whether the sustainability appraisal of a future plan ought to consider a particular topic in order to aid decision making processes related to the robustness of the plan. Water quality issues are determined at a project proposal stage where details are

			known. It is not helpful to consider such issues at a plan level. No change is proposed.
		Flood risk issues in the Rural Areas, including flood plain development, attenuation of run off and culvert opening, may not be of the same scale as in the more urbanised areas, but they are just as critical to peoples lives and livelihoods over a wide area if flood risk is not adequately considered and managed in the Rural Areas as well. We therefore recommend that these be scoped in for the Rural Areas.	Amended.
		See also the National Flood and Coastal Erosion Risk Management Strategy for England Nov 2011 DEFRA. We support the reference to minimising risk and impact of flooding, but recommend that it be amended to state “.. from all sources”.	Amended.
		<u>All</u> of the water bodies in the Telford and Wrekin area are currently less than good status as shown below in the Table of Water bodies within the Telford Borough. Please note that further WFD information can be found on our website www.environment-agency.gov.uk/research/planning/33106.aspx	Water quality text in E9.1.2 revised.
		refers to the surface water drainage of north-Telford to the River Tern via the North Telford Interceptor channel (NTI). For your information, the north-Telford is actually drained by 2 (separate) channels, ie the NTI and the HOC (Hortonwood Open Channel) which drain to the Strine catchment. Both of these open channels are classed as public surface water sewers and are owned by Severn Trent Water Ltd.	Amended.
		refers to 2 canals, ie the Shropshire Union Canal (SUC) and the Sutton Hill Canal. For your information – what is left of the Trench Branch of the SUC that flows through GKN Sankey Ltd in Telford flows in two directions to both the NTI and the HOC. What is left of the Newport Branch in Newport drains to the Strine catchment with no connection to the SUC.	Amended.
		Table E9.1 – refers to water quality in terms of the River Quality Objectives (RQO) classification. For your information – this classification of watercourses has been superseded by the WFD classification. These sections should be revised to be in line current WFD definitions. None of the WFD waterbodies within T&WC achieve “good” status as they fail against one or more of the classification criteria.	Amended.
		mentions that there are five waste water treatment plants in Telford & Wrekin: Coalport, High Ercall; Newport; Rushmoor and Waters Upton. For your information, there are 4 others, ie Little Wenlock, Edgmond, Sambrook and Roden.	Amended.

		the listed watercourses include the Hurley Brook and the Crow Brook. For your information - the formation of the HOC and the NTI incorporated the Crow Brook and Hurley Brook into them respectively, ie designated watercourses became public surface water sewers.	Amended.
		Scoping - We would suggest not scoping out any at this stage.	From the perspective of the SA, the scoping out remains.
Mineral Products Association	Resource Management and Material Resources – Mineral Resources	Baseline Conditions: could be supplemented by reference to the aggregates apportionment that Telford shares with Shropshire since this indicates the possible scale of extraction which might be needed in the future to support economic activity. It should also mention in broad terms the scope of mineral resources that exist in the area which is likely to inform consideration of the future scope for extraction and safeguarding. The section should also mention any mineral related transport infrastructure existing.	It is not considered that a detailed position on apportionment of aggregates supply is required for SA report and consideration of scope for extraction should be addressed in context of preparing new plan.
		Future Baseline: We would suggest that a do nothing scenario without a plan would mean that the authority was not fulfilling its obligations under national aggregates policy, either in supply or in safeguarding.	The Scoping Report does not suggest a do nothing scenario. Para 2.4.1 identifies the absence of information with which to describe a future baseline.
		Challenges and Opportunities: It ignores the challenge of identifying new resources, transport, sites (such as rail depots), and safeguarding areas (MSA)s and it fails to look at the opportunities such as using the after uses of mineral working for biodiversity gains and climate change adaptation.	Not required.
		Sufficient information on mineral resources in Telford will be readily available from the BGS which can inform policy on the extent of MSAs and the location of Areas of Search and Preferred Areas for mineral extraction.	Not required.
		Mineral Resources Objectives and Indications: amend along the following lines: Authority-wide Objectives: To reduce the quantities of primary aggregate required for building and infrastructure projects by maximising the use of secondary aggregates, to allocate sand and gravel sites for future working to contribute towards sub regional	The proposed objective is a planning policy objective than a sustainability

		apportionments, to protect mineral resources from sterilisation.	objective and thus no change is proposed.
		Indicators: The quantity of materials specified in Site Waste Management Plans of major projects undertaken in Telford & Wrekin that are made available for reuse in future developments, the number of sites and tonnage allocated for aggregates working and new planning permissions for working, the tonnage allocated for aggregates working and new planning permissions for working, the tonnage of mineral that is extracted prior to being otherwise sterilised by urban development.	As SWMPs are proposed to be removed from national legislation the basis of providing this information is uncertain. It is not considered a detailed position on this is required here.
		The Sustainability Objectives for minerals need to include a new category of aggregates mineral supply. This new category needs to be authority wide. The reasons need to be changed as follows, given the importance of providing for the sub regional apportionment of aggregates supply, maximising reuse of materials to reduce the impact from new mining activity as well as avoiding sterilising the future winning of minerals, mineral resources is scoped in at a authority wide level. As development is centred on Telford so there is potential to consider the promotion of secondary aggregates, whereas for Newport and the rural areas the scale of development is unlikely to be large enough to make minerals a significant issue for future sustainability appraisals. Consideration also needs to be given to the allocation of new area for sand and gravel extraction as a contribution to sub regional needs.	No change required.
		Objectives need to be changed as follows: To reduce the quantities of primary aggregate required for building and infrastructure projects by maximising the use of secondary aggregates to allocate sand and gravel sites for future working to contribute towards sub regional apportionments, to protect mineral resources from sterilisation.	Amended.
Natural England	Resource Management and Material Resources – Water Supply & Waste Water	We question the scoping out of Newport and the rural areas with regard to water supply and waste water treatment. These issues can be strategic in nature and should therefore be assessed at plan production stage.	There was no information available for the water supply and waste water treatment at Newport or the rural communities, although it is recognised in 4.2.6 that no new

	Treatment		abstractions from groundwater is permitted. The 2010 Severn Trent Water Resource Management Plan proposes that leakage control is an adequate response but that a West Sambrook GWMU to Newport pipeline was considered. Subject to remain scoped out.
	Sustainable Communities	We welcome the inclusion of information relating to the dominance of the private car and healthier lifestyles, and particularly welcome the information on open space. However, these issues are not fully considered in the challenges and opportunities or in the proposed Sustainability Objectives & Indicators. We advise their further consideration.	Section D3.3 deals with healthier lifestyles with objectives and indicators presented in D3.6.
	Environmental Sustainability	The references to PPS in this part of the report are of course now out of date, and should be replaced by reference to the National Planning Policy Framework.	The report was prepared before the NPPF was published and NPPF will need to be considered in future work. No change required.
	Environmental Sustainability – Geological Sites	<p>We advise adding references to geological Sites of Special Scientific Interest's (SSSI) in the sections on geological sites. The references to Regional Geological Sites (RIGS) are now out of date; the term has been replaced by <i>Local Geological Sites</i>.</p> <p>We question the decision to scope geological sites out of the SA/SEA. In addition to the obvious protection issues, development may give rise to opportunities to promote and enhance geological sites e.g. through the provision of strategic green infrastructure. Therefore geological sites should be taken into consideration in the plan making process.</p>	<p>Amended.</p> <p>The desire is to minimise the number of objectives and indicators to be applied during an SA. As development proposals may give</p>

			rise to promote and enhance it is considered best addressed in planning policy and at the individual project level.
		With regard to soils, we recommend recognition of the fact that soils are a finite resource and promotion of the need for sustainable soil management. We advise that this is considered in the Sustainability Objectives & Indicators. Defra's good practice guidance on soils could be referred to.	Reference is made to Safeguarding our Soils in Appendix B, and has also been included as footnote.
		We also recommend the addition of information and indicators around the Best and Most Versatile Agricultural Land (BMV). BMV land should be a factor for local planning authorities to take into account together with other sustainability considerations (NPPF paragraph 112).	The protection of soils is scoped in via paragraph 1.5.1, while there is an objective to maximise the productive potential of land assets which includes soil. Section E1 has been extended to include soils by reference to BMV.
	Environmental Sustainability - Biodiversity	We welcome the baseline information supplied, particularly the inclusion of European sites outside of the LPA's boundary. However, we note that the baseline information is focused on designated sites. We recommend adding information on protected species and on Priority habitats and species, with reference to the Natural Environment and Rural Communities Act 2006 biodiversity duty (section 40)	Information on priority habitats not required.
		and list of priority habitats and species (section 41) and to local Biodiversity Action Plan's where appropriate.	Reference is made to the biodiversity duty in 0.1.14.
		The SA Scoping report has taken the disturbance of wildlife to mean exclusively road casualties (paragraph 2.5.3). In fact disturbance could cover all manner of other impacts, including light, noise, recreational disturbance, the effects of increased footfall, floods or fires. The development plan may lead to disturbance to wildlife, and we would therefore suggest that this is scoped in.	Only project level impacts have been scoped out as site specific survey and design factors are

			relevant. LDAP habitats, species and habitat fragmentation are scoped in across all plan areas. The sustainability objective addresses non-designated sites, habitats and species. No change required.
Environmental Sustainability – Green Infrastructure	We particularly welcome the identification of GI functions in paragraph 3.1.5. We suggest that social and economic benefits are added to the list, e.g. the health and wellbeing benefits associated with informal recreation and access to nature and the value an attractive environment brings to house prices and businesses.		No change required.
		However, despite listing types of GI and the functions which it can deliver at the start of the section, the SA Scoping Report then increasingly focuses in on greenspaces and does not consider the full range or functions of GI assets. This is perhaps particularly evident in table E3.9 Opportunities for Green Infrastructure, Open Space etc. We would like to see greater emphasis on the key principles of connectivity and multifunctionality throughout the section.	Telford & Wrekin Green Infrastructure Strategy will be considered in future work. No change required.
		We would welcome reference to NE's Accessible Natural Greenspace Standards (ANGSt) in the consideration of greenspace deficiencies. Our most recent wording of the standard is: <ul style="list-style-type: none"> ➤ No person should live more than 300m from their nearest area of accessible natural green space of at least 2ha in size; ➤ There should be at least one 20ha accessible natural green space within 2km from home; ➤ There should be one 100ha accessible green space site within 5km; ➤ There should be one 500ha accessible natural green space site within 10km; ➤ At least 1ha of statutory Local Nature reserve should be provided per 1000 population. 	These standards will be considered in future work. No change required
		We do not agree with the scoping out of GI with respect to future plans which focus on the rural areas. The NPPF defines GI as “a network of multi-functional green space, urban and rural , which is capable of delivering a wide range of environmental and quality of life benefits for local communities”. The challenges and opportunities of rural GI may differ to urban GI, but it is just as important that they are addressed through a strategic and	No change required.

		planned approach.	
		We welcome the Sustainability Objectives & Indicators suggested, but recommend increased emphasis on connectivity and multifunctionality. We also recommend reference to the environmental benefits of GI and to ecosystem services.	Telford & Wrekin GI Strategy will be considered in future policy development work and any Scoping report update. No change required.
	Environmental Sustainability – Landscape and Townscape	We welcome the reference to Joint Character Area 66, but advise that the terminology should be updated to <i>National</i> Character Areas.	Amended.
		We also welcome the information on landscape types and the information drawn from Telford & Wrekin's Landscape Sensitivity and Capacity Study. However, we do not necessarily agree with the statement in paragraph 4.1.17 that “ <i>there is no information on existing landscape quality beyond the work undertaken in capacity of areas to accommodate additional development</i> ”.	Cross reference made to the Shropshire Historic Landscape Character Assessment.
		Telford & Wrekin's Landscape Character Assessment could plug this gap and should be referred to. We would also welcome mention of the role of the historic landscape, with reference to the Shropshire Historic Landscape Characterisation Assessment (which covers Telford and Wrekin).	Cross reference made to the Shropshire Historic Landscape Characterisation Assessment although dated 2007.
		In the assessment of challenges, the landscape and townscape section includes points on greenspace, ecosystem services and biodiversity. We support the inclusion of these points, but suggest that they would be a better fit under the heading of green infrastructure.	Repositioned.
		With regard to the Sustainability Objectives & Indicators, we note that the objective is not very positive as it uses the word “manage” where perhaps protect and enhance would be more appropriate. Similarly, the objective for the rural area could promote enhancement as well as protection.	Rephrased to “protect and enhance”
		We do not necessarily support the indicator on trees; in some landscape types or specific scenarios tree planting may not be appropriate.	Regarding trees, it is accepted that they may not be appropriate in some landscapes, however the indicator is there to gain a view across

			the plan area and as such ought to provide an appropriate overview. Accepting that individual development proposals may not make a contribution does not devalue the indicator.
	Appendix B: Policies and Programmes	<p>We recommend the following additions:</p> <ul style="list-style-type: none"> ➤ The Wildlife and Countryside Act 1981 (as amended) ➤ The Countryside and Rights of Way Act 2000 ➤ The Flood and Water Management Act 2003 	<p>References made. However, in regards to the Flood and Water Management Act 2003, there is the Water Act 2003 which promotes the conservation of water resources and the Flood and Water Management Act 2010 which addresses flood risks. Legislation.gov.uk does not show a 2003 Flood and Water Management Act.</p>
		The references to PPS are of course now out of date, and should be replaced by reference to the National Planning Policy Framework.	As the report was prepared before the NPPF was published, the NPPF will need to be considered in applying or updating it.
Sport England	Health Care,	Section C7 includes some references to sport but focuses primarily on school provision. Par 7.1.8 does state however that "Telford and Wrekin is well served for sport and leisure	The 2008 Open Space and Recreation

	Schools, Sport, Leisure & Community Centres	facilities". It is unclear on what evidence this statement is founded. To assess whether a population is well served, it is necessary to understand demand as well as supply characteristics.	Facilities Study makes reference to the borough being well served across many aspects. The 2007 Sport Facilities framework makes reference to needs.
		The Council have progressed an authority wide Playing Pitch Strategy and this type of evidence will provide a more robust picture of this type of sporting provision.	Not required.
		In addition, in terms of baseline data, Sport England holds data which could be incorporated into the SA scoping report. http://www.sportengland.org/research/local_sport_profiles.aspx	Not required.
The Theatres Trust	Health Care, Schools, Sport, Leisure & Community Centres	The title of Part C7 in the contents section (as above) is not reflected on page ? at para.C7.1 – the title here is Health Care, Schools, Community Centres – sport and leisure are not included and therefore is not consistent with the Contents page.	Contents page amended.
		Table C7.1 Sustainability Objectives and Indicators only deals with health, education and community centres – what happened to sport and leisure? If sport and leisure are included under the umbrella term of 'community facilities' then we suggest the title is amended from community centres to community facilities. Community centres would then also come under this umbrella term. Cultural facilities should also be included under the umbrella term and an entry be made in the Glossary for the term 'community facilities' for clarity to include all the relevant topics.	No change required.
		We further suggest that the title for Part C7, for simplicity, could be called Community and Cultural Facilities as this term would include health, education and all other built infrastructure provided commercially or otherwise.	No change required.
		We note Table C8.8 on page ? but are unsure whether this table has relevance to your planning policy documents or what its role is in the SA Scoping Report.	As the title indicates it is a summary of the sustainability objectives and indicators.
		The last of the 12 Core Planning Principles in the National Planning Policy Framework at item 17 on page 6 is to 'take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.' We do not think the SA Scoping Report reflects this	No it does not as it was prepared before the NPPF was published, although public health

		guidance.	is considered in Section D3.
Wolverhampton City Council	Scoping Recommendations and Summary	including an Objective in the Sustainability Appraisal (SA) on the impact the Shaping Places document has on the achievement of key objectives of the Regional Spatial Strategy (adopted / proposed) that still have support in the West Midlands area. For example, whilst the individual theme elements of the SA will assess specific issues, they don't (as far as I can see) specifically address how the plan contributes to / affects the Urban Renaissance approach in the wider West Midlands – if the Shaping Places document proposed increasing housing growth (over and above the RSS (although I know the Shaping Places document will go to 2031)), the impact of this should be assessed on a wider than local impact. This affects other areas as well as housing, and other elements of the RSS, such as Rural Renaissance.	SA objectives should focus on ultimate outcomes (better air quality, improved health) and while plan objectives can focus more on inputs or means, e.g. greater public transport provision, better laid out development. This being the case, urban renaissance would sit better in the plan objectives.
16 Other Comments	General	Issues raised include: <ul style="list-style-type: none"> - Lengthy document - Too difficult to understand - too Telford centric - Unavailable / limited evidence in regard to the rural / Newport and scoping out of objectives based on this unavailability - concern about future development in Newport - Misleading presentation of information Re: Newport - unclear on definition of Sustainable Development - global warming is a myth - Housing 15 minutes walk of bus routes is too far a distance 	Not relevant

Strategy & Options SA Report (June 2013)

Consultee Comment Summary	Response	Changes
Cllr Ian Fletcher		

Consultee Comment Summary	Response	Changes
<p>This Sustainability Appraisal is to my mind flawed. Its main premise is to support the preferred option of 26500 affordable properties. this is invalid as follows</p> <ol style="list-style-type: none"> 1. There is no evidence provided to support the choice of 26500 new houses. This figure was imposed by the now defunct Regional Plan and has to be carefully justified as it will have an adverse effect on the green areas of the borough. 2. to accommodate these level of housebuilding the documents proposes smaller properties and smaller plots with a high housing density, this ignores the effects of people living in close proximity which is detrimental to life. 3. The proposals also predicate on a larger proportion of affordable housing. The last document on the need for affordable housing was based on many suppositions, for example all child members of a family unit require a house. A net inflow of people into the area. 4. finally the current financial situation has shown that developers are not able to build affordable houses as they effect the financial viability of their developments. This is evidenced by the numbers of application coming to plans board to reduce the proportion of affordable houses supported by officers. <p>Thus I feel that option 2 for housing numbers is the most sustainable. This will increase the number of housing above the number of planning permissions already granted to achieve a sustainable increase in housing and employment without a detrimental effect on the area.</p>	Noted.	A fresh comparative appraisal of reasonable options for the overall level of growth has been carried out by independent consultants Enfusion. These are presented in Appendix V of the IA Report.
Ironbridge Meadows and Pastures Group		
<p>18. "To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species"</p> <p>We feel that this is important and needs to be planned proactively in consultation with organisations such as the Wildlife Trust. It will be difficult to combine the need for ecological connectivity with providing leisure opportunities. While both of these are important, they may need to be considered separately as part of the planning process to produce the desired holistic approach. Once habitats of ecological importance are lost, the loss may be permanent.</p> <p>19: We feel that just delivering quantity and quality of green infrastructure is not enough -- it does not pay enough attention to connectivity both ecological and in terms of walking and</p>	Noted. There were opportunities to comment on the proposed Framework of Objectives in 2012 and 2013 as part of the scoping stage.	No change.

Consultee Comment Summary	Response	Changes
cycling routes.		
To manage the landscape effects of development: To ensure that the WHS status is retained for IGMT, the setting of the site should be considered, a buffer zone planned, and connections between the museums and other historic industrial sites (e.g. those managed by SGCT) planned and enhanced (eg walking routes linking various sites). The process for this would have to be planned soon.	Noted.	No change.
7.17 We understand the factors leading to the choice of option 3, but this option seems to have significant potential for disrupting existing connections between green spaces, and does not seem to provide a way of enhancing them. Would it not be possible to design an enhanced green network that adds to ecological connectivity, and in the process adds walking routes that are not just for access to work/shops etc? This network could then be more effectively protected	Noted.	A fresh comparative appraisal of reasonable options for the overall level of growth has been carried out by independent consultants Enfusion. These are presented in Appendix V of the IA Report.
Northern Trust Company Ltd		
These representations submitted on behalf of Northern Trust Company Limited (IMTCL) should be read in conjunction with the representations submitted to the Council on the Telford and Wrekin Local Plan Strategy and Objections Consultation. These representations concentrate mainly on whether the Council can accurately appraise the growth options and proposed spatial distribution when it does not have an up-to-date evidence base on which to base its assessment. In particular, and as we set out in our representations to the Local Plan, the Council does not have an up-to-date assessment of its housing requirement and nor does it have an up-to-date Strategic Housing Market Assessment (SHMA) on which to assess the amount and type of housing required across the Borough over the plan period. As a result, we consider that the Sustainability Appraisal is flawed because it does not assess, accurately, the housing requirement and thus the full affects of the various options in relation to growth and spatial distribution cannot be properly assessed. In our view, the Council must carry out a revised Sustainability Appraisal once it has properly	Noted.	A fresh comparative appraisal of reasonable options for the overall level of growth has been carried out by independent consultants Enfusion. These are presented in Appendix V of the IA Report.

Consultee Comment Summary	Response	Changes
<p>assessed its housing requirement and the correct spatial distribution for this objectively-assessed housing requirement. Whilst we do not go into it in any detail, we consider that the results of the assessments of the plan's objectives as set out in Section 6 of the Sustainability Appraisal must be flawed as a result. For example, in testing objective 1, we do not consider that this objective can score positively in relation to the supply of good homes when the Council does not have an up-to-date evidence base on which to base its housing requirement.</p> <p>Therefore, in our view, the conclusions, recommendations and next steps set out in Chapter 10 cannot be considered robust when the full environmental effects of the various growth options and spatial distributions cannot be accurately assessed, as they are not based on an up-to-date evidence base. The Council must carry out a revised Sustainability Appraisal at the next stage of the Local Plan adoption process, which should be based on the findings of an up-to-date evidence base in relation to the housing requirement and a more objective assessment of the housing supply.</p>		

Final Integrated (Sustainability) Appraisal Report (July 2015)

IA Report Reference	Comment	Response	Action Required
Harworth Estates - Comment ID 4			
	Objectively Assessed Need		
General comment	5.2.1 The purpose of the SA is to present the most sustainable outcomes for development which should inform the development of the Local Plan. Instead, the SA informing the SPLP makes broad assumptions on issues such as deliverability, rather than presenting how the options align to the SA Framework.	Noted & disagree. The IA does not make broad assumptions in relation to deliverability. It seeks to identify and evaluate the likely significant effects of the Plan and any reasonable alternatives. The Council have made judgements on deliverability within their reasons for the selection or rejection of alternatives within Section 4 of the IA Report (July 2015).	No further action required.
Tables 4.3 and 4.4	5.2.2 Table 4.3 of the SA includes an assessment of three housing growth options tested. Option 1 proposed 11,250 dwellings, option 2 included a housing range between 15,000 and 16,000 and option 3 tested 20,000 dwellings. Table 4.4 summaries the findings of table 4.3, confirming that option 2 (15,000-16,000) is the most appropriate option for housing growth, noting that option 1 did not support the wider strategic economic objectives of Telford and the figure in option 3 was too high and unlikely to be delivered.	Noted & disagree. Table 4.4 does not summarise the findings of the IA. As stated in Para 4.31, Table 4.4 provides an outline of the reasons for selection/rejection of alternatives for the level of growth where relevant. These are the Council's reasons for either selecting or rejecting alternatives in plan-making.	No further action required.
Table 4.3 and 4.4	5.2.3 The summary of these options fails to acknowledge the sustainability assessment undertaken as part of table 4.3 and makes conclusions linked to meeting the OAN for housing, rather than summarising the overall sustainability considerations. Looking at Table 4.3, the sustainability of the growth options increases as the dwelling numbers increases and the SA suggests that option 3 (20,000 dwellings) is clearly the most sustainable option for development.	Noted & disagree. As stated in Para 4.21 of the IA Report (July 2015), Table 4.4 provides an outline of the reasons for selection/rejection of alternatives for the level of growth where relevant. These are the Council's reasons for the selection or rejection of alternatives through plan-making. The SA informs this decision along with the other technical evidence supporting the development of the Local Plan.	No further action required.
General comment	5.2.4 The findings of the SA are therefore flawed and the Council cannot be satisfied that the most sustainable option has been chosen when there is clear evidence that more sustainable options are available. Harworth Estates	Noted & disagree. Please refer to the responses above.	No further action required.

IA Report Reference	Comment	Response	Action Required
	encourage the Council to review the figures for housing growth in light of the findings of the SA, rather than the summary which alludes to topics beyond the remit of the SA.		
	Spatial Distribution Options		
	5.3.1 For the spatial distribution the Council again tests three options through the SA. Harworth Estates is of the view that the Council has not looked at all reasonable alternatives through this process and the option that has been presented will not lead to the most sustainable outcomes. The options tested by the Council are Option 1: Dispersed Development, Option 2: Urban Concentration and Option 3: Growth Hub.	Noted.	No further action required.
	5.3.2 The Council has determined that the Option 3: Growth Hub is the most sustainable option, despite the confirmation in Table 4.7 that Option 2: Urban Concentration would be " <i>maybe the most sustainable option</i> ". Table 4.7 goes on to justify why this option was not taken forward based on the idea that it does not respond to deliverability issues relating to previously developed sites in Telford.	Noted.	No further action required.
	5.3.3 This is predicated on the strategy (table 4.5 of the SA refers) that the option includes the redevelopment of the Donnington Targeted Area of Intervention and the MoD. This distribution option has remained focussed on this approach rather than looking at a derivation of this option which explores greenfield sites on the edge of Telford. This would enable the core of development to be focussed towards sustainable locations on the periphery of Telford but potentially avoid any deliverability conflicts associated with previously developed land. Harworth Estates does not consider that the SPLP can proceed until further work has been done in this area to explore all reasonable alternative strategies for growth including a revised urban focus model.	Noted & disagree. As stated in Paras 5.2.3.2 & 5.2.3.3 of the Shaping Places Strategy & Options Document (July 2013), the Growth Hub Option is responsive to the development industry interest in the urban fringe but that this is limited to two urban extensions to ensure a balance of opportunities and to avoid detrimentally affecting the delivery of urban sites. Managing the number of urban extensions also provides a number of opportunities, such as helping to support the regeneration of the Donnington Targeted Intervention Area. It is not correct to say that the Growth Hub option is predicated on the inclusion of the Donnington Targeted Intervention Area and the MoD. Greenfield sites on the edge of Telford have been explored as	No further action required.

IA Report Reference	Comment	Response	Action Required
		part of the Growth Hub option. Please refer to the IA Report Section 4 and Appendix VI as well as the Housing Site Selection Technical Paper & Appendices (July 2015). It is also important to note that the Dispersed Development option proposed a higher level of development in the urban fringe and therefore a greater number of urban extensions. This option was also subject to IA with the summary findings and reasons for rejection presented in Section 4 of the IA Report (July 2015) and detailed appraisal matrices provided in Appendix IV.	
	West of Lawley		
	5.4.1 This aspect of the SA contains a number of flaws, which cast serious doubts over the credibility of the SA as a tool to inform the SPLP.	Noted.	No further action required.
	5.4.2 The Council's SA has appraised a number of sites against sustainability criteria outlined as part of Table 2.6. This table outlines 24 objectives which contribute towards sustainable development which are summarised in tables 4.9 to 4.53. It should be noted at this stage the SA Framework only identifies 24 objectives, however 25 have been appraised. It is therefore not possible to provide comment on this indicator, as it is unclear what the SA has tested.	Please see SA Framework (Table 2.6 in the main IA Report). Additional criteria were added (SA Objective 25) to ensure that agricultural land, in particular best and most versatile, was given appropriate consideration through the IA of site options. The IA Objective number is missing from the first column, this will be added in the next iteration of the IA Report to Table 2.6 to avoid confusion.	Add SA Objective number 25 in first column of SA Framework (Table 2.6)
	5.4.3 The comments below relate to land previously promoted by Harworth Estates (Site 435 against the SA) however where inconsistencies have been highlighted in the methodological approach, it is recommended that the SA for all the sites is revisited.	Noted.	No further action required.
	5.4.4 It is proposed that the SA should be revised to account for both the boundary of site 435 and the revised boundary promoted by Harworth Estates. This boundary proposes residential development, opposed to the wider site, which	Noted. The site proposed by the respondent includes a large proportion of 435, all of site 773 and the northern section of site 570. All of these sites have been considered through the IA	No further action required.

IA Report Reference	Comment	Response	Action Required
	should be considered for mixed use development. Whilst this forms part of a wider site, Harworth Estates considers that the Council should appraise both sites separately as realistic alternatives to the options presented by the Council.	against the full IA Framework.	
	SA Objective 1-3: Economy and Employment		
	This objective ties together three indicators relating to the economic indicators that promote employment land and employment opportunities. Land to the west of Lawley has been awarded a double negative score against this objective, which indicates that the site may prevent other employment development coming forward and lead to a loss of employment.	Noted. The IA identifies that development at the site could result in the loss of small areas of employment land and a Caravan Park.	No further action required.
	5.4.6 As noted above, the proposed alternative site boundary would be strictly proposing residential development. Harworth Estates expects the Council to undertake a revised assessment against this indicator, which demonstrates that the site would be a neutral score.	Noted & disagree. Please see response above.	
	5.4.7 For the wider site, Harworth Estates disagrees with the Council's assessment of a double negative score, as this proposal would not compromise any other employment sites promoted through the Local Plan. Instead, the site would enable the Council to respond to any emerging requirements for additional employment land and ensure that there is a suitable buffer should investors or local businesses seek to expand operations in the town.	The IA found that development at the site could result in the loss of small areas of employment land and a Caravan Park. As per the thresholds/standards set out in the Table 2.6 in the IA Report (July 2015) this has the potential for a negative effect of greater significance.	No further action required.
	SA Objective 7: Supply and Affordability of Accommodation		
	5.4.8 This objective seeks to align the SA Framework with minerals extraction and safeguarding. In terms of the west of Lawley site, the SA awards a double negative score, on the basis that the site is in an area allocated for the safeguarding of minerals.	Noted.	No further action required.
	5.4.9 The Council does not have an adopted minerals framework in place and as such, the site is not in an adopted minerals safeguarding area. Instead, the SA is informed by an	Noted & disagree. The appraisal was based on proposed mineral safeguarded areas and this is considered appropriate at this stage. If	No further action required.

IA Report Reference	Comment	Response	Action Required
	emerging policy ER2 of the SPLP, which refers to a 2008 study undertaken by the British Geological Society (BGS). The 2008 BGS study is a broad level assessment, which is expected to be refined for the purposes of the Local Plan and a blanket assessment should not be used to influence the SA.	necessary the appraisals will be revised to reflect updated evidence as part of the iterative and on-going SA process. It should be noted that the urban areas have now been removed from the proposed safeguarded areas. The appraisals in Appendix VI have been updated to reflect this.	
	5.4.10 The SA does not account for the fact that minerals can often be extracted from sites, prior to development and this assessment pays no credence to this fact. On this basis, Harworth Estates considers that the indicator needs further refinement and cannot currently be relied upon as a credible form of evidence.	Noted & disagree. This is one of a number of IA Objectives and the appraisal should be considered as a whole. A consistent approach was taken for the IA of all the site options.	No further action required.
	SA Objective 9: Sustainable Travel		
	5.4.11 Indicators within this objective seek to evaluate the extents to which sites promote sustainable transport initiatives. The SA evaluates this through current access to public transport and the freedom of movement on foot or cycle. This links to distance thresholds of 400m and 800m, which are commonly accepted methods. Where this deviates from commonly accepted standards is the need for a public transport service to be operating every 30 minutes, which may automatically act as a barrier to peripheral locations that may still offer opportunities for sustainable transport.	Noted. The IA Framework acknowledges against Objective 9 that development at any of the site options could potentially provide or contribute to improved sustainable modes of transport. The IA Framework uses half hourly services as a standard as they are more likely to have a positive effect of significance in terms encouraging the use of sustainable transport.	No further action required.
	5.4.12 Where this indicator is flawed, is that it only considers existing public transport initiatives. Larger scale developments such as urban extensions often bring with them additional infrastructure connections including new bus services, however by nature, they are on the periphery of urban locations and may not already be served by a service as without development, it would be unviable to do so. This does not mean that the SA should mark these sites down. On the contrary, it is the potential that these sites can make	Noted. As stated within the IA Framework (Table 2.6) against Objective 9, "It is assumed that development at any of the site options could potentially provide or contribute to improved sustainable modes of transport". At a strategic level of assessment the precise nature/level of provision or improvements to sustainable transport modes is often not known. The IA must take a consistent approach to the appraisal of	No further action required.

IA Report Reference	Comment	Response	Action Required
	towards sustainable transport that should be considered.	site options. It is important to note that all of the site options have also been considered through the Council's site selection process, as set out in the Housing Site Selection Technical Paper (July 2015). The SA was just one piece of evidence that informed this process. As explained in Paras 4.53 and 4.54 of the IA Report (July 2015), 'suitable' sites were appraised against 10 strategic fit criteria, which included further detailed consideration of infrastructure, including sustainable transport.	
	The SA should therefore be amended to reflect the size of the developments and the potential sustainable transport opportunities that exist. On larger sites it is more than reasonable to expect that diverted or new bus routes will be established to serve a new critical mass and if these are in locations close to existing or proposed facilities or employment locations, sites should be awarded a positive score on this basis.	Noted. Please refer to the response above.	No further action required.
	5.4.14 There are already existing bus stops along Dawley Road adjacent to the site and this location can easily be integrated into an enhanced public transport infrastructure which would enable residents to access the town centre and wider employment opportunities within a 30 minute journey. Harworth Estates strongly recommends that the SA review this indicator in light of this information.	Noted. Please refer to the response above.	No further action required.
	SA Objective 10: Community Facilities & Education		
	5.4.15 Again, Harworth Estates would echo the points made to SA Objective 9. Indicators for this objective operate on the basis of the distance of existing facilities, rather than also accounting for proposed facilities and the contribution the site could make towards new services/facilities, given the size of development. The site at the west of Lawley has the potential to support a local centre, which could include	As stated within the IA Framework (Table 2.6) against Objective 10, "It is assumed that any proposal for development can make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities and services". At a strategic level of assessment the	No further action required.

IA Report Reference	Comment	Response	Action Required
	primary education facilities to serve the development. This should be a consideration for the SA where potential mitigation measures are concerned.	precise nature/level of provision or improvements to services/facilities is often not known. The IA must take a consistent approach to the appraisal of site options. It is important to note that all of the site options have also been considered through the Council's site selection process, as set out in the Housing Site Selection Technical Paper (July 2015). The SA was just one piece of evidence that informed this process. As explained in Paras 4.53 and 4.54 of the IA Report (July 2015), 'suitable' sites were appraised against 10 strategic fit criteria, which included further detailed consideration of the provision of social, economic and environmental infrastructure.	
	5.4.16 In addition, the SA indicator does not recognise the proximity of the site to the proposals for a significant redevelopment of 3,500 homes and facilities at Lawley Village. This proposed development includes a range of facilities (some of which are already built) provides opportunities for sustainable growth directly adjacent to the site. This should be reflected as part of the SA indicator.	Noted. The standards and thresholds used to determine the nature and significance of effects in relation to IA Objective 10 are clearly set out in Table 2.6. All sites were appraised consistently by determining if they are within reasonable walking distance to a Town Centre (Principal Town, Market Town, District Centres & Local Centres).	No further action required.
	5.4.17 For many of the sites assessed under Objective 10 the scores are polarised, they either score two double negative or two positive scores. This is more pronounced in certain housing areas. This tells us that the indicator assessing the options may need further refinement as it currently does not present us with clear set of information that differentiates between housing sites. The indicator as currently drafted should therefore be reviewed in light of these comments to present a more suitable assessment tool.	Noted & disagree. The IA Framework (Table 2.6 in the main IA Report) clearly identifies the standards and thresholds used to assess site options against IA Objective 10. There are clear differences between the site options on the whole, with a number of site options being considered to have minor and major positive effects as well as minor and major negative effects. .	No further action required.
	SA Objective 19: Green Infrastructure		
	5.4.18 The SA has scored the entire parcel of site 435 as	Noted.	No further

IA Report Reference	Comment	Response	Action Required
	negative, which indicates that the development has the potential to lead to the loss of green infrastructure outside of the green network. Unsurprisingly, many sites appraised lead to this conclusion, as this indicator effectively scores greenfield sites with a negative score.		action required.
	5.4.19 As part of the Council's Green Infrastructure Strategy published in 2012, the Council outlines the green infrastructure network in addition to the relationship between the themes. What this does not include is sites outside the network. The SA is therefore making an assessment without the aid of evidence base, which makes uninformed judgements against this objective.	Noted & disagree. The IA Framework clearly sets out the standards and thresholds used against Objective 19. The appraisal was informed by the updated evidence in relation to the Green Network. The loss of greenfield land outside of the Green Network is considered to have the potential for a minor negative effect as it contributes to the wider green infrastructure of the borough.	No further action required.
	5.4.20 Site 435 to the west of Lawley is not part of the established green infrastructure network and as indicated on the map as part of Appendix 1 , the proposal could set aside land for a gateway to the Wrekin, thus enhancing the quality and understanding of local green infrastructure.	Noted, please refer to the response above.	No further action required.
	SA Objective 20: Landscape		
	5.4.21 Against this SA objective, site 435 to the west of Lawley has been awarded a double negative score, which is defined as an area of medium to high landscape sensitivity and or within the AONB or its setting.	This is in accordance with the IA Framework (Table 2.6 main IA Framework).	No further action required.
	5.4.22 It is not specifically referred to, however the SA seems to follow the assessment of sites within the 2014 Landscape Sensitivity Study, published by the Council. This includes the parcel of land promoted by Harworth Estates as high/medium. This study is however only a broad high level assessment, which has not considered how the site could be delivered to mitigate the impacts on the landscape. It should be noted that the Landscape Sensitivity Study categorises all locations peripheral to Telford as medium or medium/high, however land to the west of Lawley benefits from the	Noted. The IA Framework clearly sets out the standards and thresholds used against Objective 20, it also states that there is an element of uncertainty for all site options until more detailed lower level surveys and assessments have been carried out. It is important to note that this a strategic level of assessment, not a project level EIA.	No further action required.

IA Report Reference	Comment	Response	Action Required
	presence of the adjacent woodland, which will act as a natural barrier to development and mitigate against any landscape impacts.		
	5.4.23 The concept plan for the wider site submitted by a consortium including Harworth Estates demonstrates how open space and enhancements to the existing woodland can be integrated into the proposal to mitigate against landscape impacts on the site.	Noted.	No further action required.
	5.4.24 On the basis of this proposal, Harworth Estates considers that the SA should include a score for this SA Objective, pre and post mitigation, to demonstrate that there are mitigation measures which would reduce the impact of development in this location.	Noted & disagree. A strategic and comparative appraisal of reasonable site options has been carried out. The IA Framework clearly sets out the standards and thresholds used as well as any assumptions made. Given the landscape sensitivity of the site and its proximity to the AONB, the IA found that there was the potential for major residual negative effects against IA Objective 20 and that mitigation is likely to be difficult or expensive. It does not conclude that mitigation is not possible or that the landscape is an absolute sustainability constraint.	No further action required.
	SA Objective 21: Historic Environment		
	5.4.25 The SA has awarded a negative score against this objective, reflecting the potential for a negative effect on heritage assets such as Scheduled Ancient Monuments (SAMs) or Listed Buildings. There is a SAM and two Listed Buildings beyond the boundary of the site, which Harworth Estates includes on the site plan (Appendix 1).	Noted.	No further action required.
	5.4.26 What the SA has not accounted for is the ability of a masterplan led approach to develop a scheme which is sympathetic to these heritage assets and their setting. The previous concept plan submitted by the wider consortium which included Harworth Estates demonstrated how this could take place. The land directly adjacent to these heritage assets is set aside for either extensions to woodland	Noted & disagree. The SA identifies that there is a Scheduled Monument within the boundary of the site and that once mitigation has been taken into account, there is the potential for a residual minor negative effect on the setting of this heritage asset.	No further action required.

IA Report Reference	Comment	Response	Action Required
	or public open space, maintaining an adequate distance and ensuring that there are no adverse impacts to the heritage assets.		
	5.4.27 On this basis Harworth Estates recommends that the Council undertake a revised SA which considers the potential mitigation measures mentioned above and the impacts on the site. The next iteration of the SA should include a pre and post mitigation appraisal in terms of heritage assets, based on the plan enclosed as Appendix 1 .	Noted & disagree. Please see response above.	No further action required.
	SA Objective 22: Reduce levels of CO2		
	5.4.28 Harworth Estates agrees with the principle of this objective, however finds that the indicator is counterintuitive and unfit for purpose. The assessment of site 435 to the west of Lawley has been awarded a double negative score, on the grounds that of a site of potentially 500 dwellings or more, a development may significantly increase levels of traffic.	Noted.	No further action required.
	5.4.29 Whilst large developments will clearly increase the amount of traffic, they often also have the capacity to build in mitigation measures. The SA or SPLP has not been informed by a modelled assessment of the transport impacts of potential developments and therefore it cannot be inferred that development will lead to exceedances in local network capacity.	Noted & disagree. There are a number of uncertainties with regard to traffic impacts when it is considered at a strategic level. The IA Framework recognises this by stating against Objective 22 that there is an element of uncertainty for all sites until more detailed lower level surveys and assessments have been carried out. In line with the NPPG a proportionate and consistent approach has been used that reflects the level of plan-making and assessment. The IA Framework clearly states that the appraisal will be informed by traffic modelling carried out by the Council. This modelling work helped to identify those junctions that are currently experiencing congestion issues as well as those that may experience capacity issues in the future as a result of proposed development. It is important	No further action required.

IA Report Reference	Comment	Response	Action Required
		to note that all of the site options have also been considered through the Council's site selection process, as set out in the Housing Site Selection Technical Paper (July 2015). The SA was just one piece of evidence that informed this process. As explained in Paras 4.53 and 4.54 of the IA Report (July 2015), 'suitable' sites were appraised against 10 strategic fit criteria, which included further detailed consideration of the provision of social, economic, transport and environmental infrastructure as well as connections to existing highways infrastructure. Taking all the evidence into account, including responses from key consultees, such as Highways England and developers, the Council makes a judgement on whether to progress a site option through the Plan or reject it.	
	5.4.30 The SA should not automatically assume that large urban extensions will lead to unacceptable levels of CO ₂ , as developments might be in locations which can benefit from sustainable transport links, cycle paths and walkways. Indeed new housing in these locations will be developed to high standards of energy efficiency against the current building regulations and large sites have the potential of supporting new services and facilities which reduce the need for travel from the outset.	The appraisal and IA Framework should be considered as a whole, as access to sustainable transport modes and existing facilities/services are addressed against other IA Objectives. It could be assumed that any proposal for development could incorporate energy and efficiency measures as well as renewable or low carbon energy.	No further action required.
	5.4.31 This demonstrates that the approach taken by the Council in consideration of this indicator is flawed. It is expected that this is rewritten to account for the fact that the Borough will need to meet its OAN for housing and on this basis, new housing will be needed. The indicator therefore needs to be grounded in the understanding that certain development types can lead to lower carbon emissions than others and the SA should explore these linkages further.	Noted & disagree. Please refer to the response above.	No further action required.

IA Report Reference	Comment	Response	Action Required
	SA Objective 25		
	5.4.32 This Objective is unclear, as the wording is not included in the table describing all the objectives (Table 2.1), nor is it included in the significance table (table 2.6) which identifies how the Council will score the sites. Table 2.6 though not explicitly referring to SA Objective 25 does suggest that Objective 25 may relate to the current land use and agricultural land.	As explained in Para 2.17 of the IA Report (July 2015), the IA Framework was refined for the appraisal of site options to ensure that the thresholds and standards used along with any assumptions were made clear. It is acknowledged that the IA Objective number is missing from Table 2.6, this omission will be corrected in the next iteration of the IA Report.	Add SA Objective number 25 in first column of SA Framework (Table 2.6) [REPEATED ACTION]
	5.4.33 Whilst the SA should clearly look at the reuse of previously developed land as a positive indicator through the SA, that should not automatically infer that greenfield land registers as a negative consideration. This issue is not a coin with two sides but one which must also reflect the need for increased growth in the Borough and on this basis undeveloped sites cannot be automatically stamped with a negative score.	Noted & disagree. The level of housing or employment need should not influence the standards/threshold used through the IA for the efficient use of land.	No further action required.
	5.4.34 In addition, Harworth Estates is of the view that the way the Council approach Agricultural Land Classification (ALC) needs revisiting. At present, the SA employs a broad assessment of ALC, however this needs to be refined in the context of proportionality and emerging plans which may assist in demonstrating how the best and most versatile land can be retained as part of a wider scheme.	Noted & disagree. As per the previous responses, the IA has undertaken a strategic comparative appraisal of site options that is proportionate and reflects the level of plan-making and assessment.	No further action required.
	5.4.35 Harworth Estates expects the next iteration of the SA to include this level of detail, in addition to the changes relating to the scoring of greenfield and previously developed land.	Noted & disagree. Please refer to the responses above.	No further action required.
	Summary and Conclusions		
	5.5.1 Harworth Estates offers a number of comments related to both the SA Objectives and the assessment of site 435 (west of Lawley) promoted by Harworth Estates.	Noted.	No further action required.
	5.5.2 Harworth Estates recommends that site 435 should continue to be assessed by the Council, however this should	Noted. Please refer to previous responses.	No further action

IA Report Reference	Comment	Response	Action Required
	be in addition to the smaller parcel of 435 promoted solely by Harworth Estates, which should be appraised in its own right.		required.
	5.5.3 The SA of the site as part of Table 4.4.1 leads the Council to the conclusion that the site should be rejected for further consideration. Harworth Estates contest this view and for the reasons outlined above consider the site to be compatible with the Council's emerging policy framework and capable of delivering sustainable development as part of a planned urban extension.	Noted.	No further action required.
	Table 4.55 of the SA summarises the Council's findings on site 435 to the west of Lawley. The Council summarises that: 2. Site has a negative effect on the strategic green space and/or valuable landscapes 5. Does not support the strategic employment areas/eastern arc 6. Does not support areas of social deprivation 7. Does not maximise infrastructure investment 8. Site is not public land	Noted.	No further action required.
	5.5.5 This summary of the sites performance does not seem to be tied to the sustainability objectives listed earlier in the SA, for example there is no consideration of whether the site is in public or private ownership as part of the SA and indeed this is not even a sustainability consideration. Harworth Estates does not support the 5 claims made by the SA in relation to site 435.	Noted. As stated in Para 4.57 of the IA Report (July 2015), Table 4.55 provides an outline of the reasons for selection/rejection of alternatives for the level of growth where relevant. These are the Council's reasons for the selection or rejection of site options through plan-making. The SA informs this decision along with the other technical evidence supporting the development of the Local Plan. This is a matter for plan-making as the comment refers to the Council's reasons for rejecting this site option in plan-making. Please see the Housing Site Selection Technical Paper (July 2015).	No further action required.
	5.5.6 Through a masterplan led approach, Harworth Estates	The IA does not state that landscape impacts	No further

IA Report Reference	Comment	Response	Action Required
	has demonstrated through this (and previous) responses that the impact on local green infrastructure can be enhanced and the impact on the local landscape adequately mitigated. The SA has provided no evidence that the landscape impacts cannot be mitigated and Harworth Estates looks forward to an amended SA on this basis.	cannot be mitigated. Given the landscape sensitivity of the site and its proximity to the AONB, the IA found that there was the potential for major residual negative effects against IA Objective 20 and that mitigation is likely to be difficult or expensive. It does not conclude that mitigation is not possible or that the landscape is an absolute sustainability constraint.	action required.
	5.5.7 The site proposed by Harworth Estates (Appendix 1) promotes residential development and does not conflict with the strategic employment objectives of the Council. Harworth Estates does not consider there to be a conflict against this objective.	Noted. Please see previous responses in relation to IA Objectives 1 to 3.	No further action required.
	5.5.8 Harworth Estates is concerned that one of the reasons for rejecting the site is that it does not support areas of social deprivation. Whilst the Council should clearly concern itself with social deprivation and take steps to address it through positive planning, this should not be used as a sieving tool to remove sites from the process. This is contrary to the aims of the NPPF and Harworth Estates rejects this assertion.	This is a matter for plan-making as the comment refers to the Council's reasons for rejecting this site option in plan-making. Please see the Housing Site Selection Technical Paper (July 2015).	No further action required.
	5.5.9 The SA makes the points that the site does not maximise infrastructure investment. Whilst this seems to be oddly placed within the SA, Harworth Estates nevertheless considers that land west of Lawley could operate to the contrary. In addition to bringing in investment as part of the development process, the scale of the site could also facilitate the creation of key social infrastructure as part of a local centre. As identified in Appendix 1 , the site could also lead to the enhancement of the gateway to the Wrekin, leading to wider socio-economic benefits and enhancements to the environment. On these grounds, Harworth Estates contests the claim made by the SA.	This is a matter for plan-making as the comment refers to the Council's reasons for rejecting this site option in plan-making. Please see the Housing Site Selection Technical Paper (July 2015).	No further action required.
	5.5.10 The last point made by the SA infers that a reason that the site was not taken forward for further assessment is on the	This is a matter for plan-making as the comment refers to the Council's reasons for rejecting this	No further action

IA Report Reference	Comment	Response	Action Required
	grounds that it is not on public land. This is not a legitimate reason for rejecting the site from future assessment and it undermines the credibility of the SA that such reasons have been included. Harworth Estates requests that the Council think seriously over the reasons for rejecting sites and in particular ensure that the assessment of sites are linked to the reasons for inclusion or rejection.	site option in plan-making. Please see the Housing Site Selection Technical Paper (July 2015).	required.
Metacre Ltd - Comment ID 6			
Site 658	We object to the assessment of the site set out within the SA for the reasons set out below. An extract of the traffic light assessment of the Metacre Site – 658 against the SA objective is set out below; with a copy of the key included. Table 2.6 of the SA sets out the SA objectives and assessment criteria for the traffic light assessment. Set out beneath the extract are the scoring elements within the traffic light assessment that we object to.	Noted.	No further action required.
	SA objectives 1-3 relate to the effect of the site on the economy, including the ability of the site to accommodate employment land. The SA shows a neutral effect. However, the proposed planning application at the site includes some 1,400 sq.m of employment generating uses to serve local people. It is considered that the site will have a minor positive impact.	Noted. The IA was informed by Proposed Housing and Employment Sites Document (May 2014), which indicated the potential capacity of sites and the type of development that could be accommodated.	No further action required.
	SA Objective 9 relates to the accessibility to existing public transport links. There are existing bus stops located on Gatcombe Way, approximately 750m walk distance from the centre of the site. These existing bus stops are served by the 24 service which links Priorslee to Telford and Oakengates at an hourly frequency during the week. It is accepted that this falls within the SA criteria for a major negative impact. However, the planning application at the site demonstrates that the site can include funding towards a new bus route and that Arriva, the local bus provider, would consider serving the site with an additional service. Whilst these	Noted & disagree. The IA has carried out a consistent strategic comparative appraisal of site options. The IA Framework clearly sets out the standards and thresholds used against Objective 9, along with any assumptions made. This includes the assumption that development at any of the site options could potentially provide or contribute to improved sustainable transport modes.	No further action required.

IA Report Reference	Comment	Response	Action Required
	matters do not pertain to existing bus services any lack of connectivity to public transport at the existing site can be mitigated and is likely to provide a significant improvement to the sustainability of the area. In this sense, it is considered that the results of the IA Appraisal are not meaningful.		
	Objective 18 relates to impact on designated biodiversity. The planning application submission at the site demonstrate that there will be no negative impacts on designated biodiversity and, with mitigation, the proposed development is considered likely to have some positive impacts. We consider a 'neutral' impact is appropriate here.	Opinion noted.	No further action required.
	Objective 19 relates to the loss of green infrastructure. The current site is an arable farmed field and does not contribute to the green network in Telford. However, the development of the site will open up a large proportion of the site to the north as public open space (including play facilities) and will improve access to the green network. A minor positive effect will occur.	Noted. A strategic level assessment was carried out and a consistent approach was applied to all the reasonable site options. The IA assumed that development at any site might provide green infrastructure (IA Objective 19, Table 2.6). The IA was informed by updated evidence in relation to the Green Network.	No further action required.
	21 Heritage Assessments undertaken as part of the planning application package demonstrate that there will be no significant impact on the significance of heritage assets through the development of the site with appropriate mitigation. It is considered that there will be a neutral effect here.	This site has been appraised consistently alongside the other site options in line with the IA Framework (Table 2.6, IA Report July 2015). While the IA identifies that there is the potential for a residual minor negative effect against IA Objective 21, it does not rule out the possibility that further mitigation at a lower level could reduce the significance of the effect or remove them all together.	No further action required.
	22 The site has a capacity for less than 500 dwellings and therefore can, at worse, fall within the 'minor negative' effect in terms of traffic impact as per the criteria in table 2.6 of the SA. The assessment should be amended accordingly.	Noted & disagree. While the potential capacity of the site is less than 500 dwellings, evidence suggests that the site is in close proximity to a key area of constraint, and as such there is the potential for a minor residual negative effect.	No further action required.
	We consider that the table below represents a more	Opinion noted.	No further

IA Report Reference	Comment	Response	Action Required
	<p>accurate representation of the scoring matrix which should be applied for site 658.</p> <p>SA Objective</p> <p>1-3 4 7 8 9 10 13 14 17 18 19 20 21 22 24 25</p> <p>+ + + - ? -- + -- 0 + + + 0 0 + - 0 - 0 --</p>		action required.
	<p>With regard to the above, it is considered that by virtue of more detailed analysis than was used in the SA, the Metacre site can be demonstrated to perform significantly better against the IA Objectives than was concluded within the above assessment and should be amended accordingly.</p>	Noted. Please see the responses above.	No further action required.
	<p>In regard to the above, Table 4.55 of the SA sets out the Summary of Approach to Alternatives Assessment and Selection for Site Options. The table sets out the reasons for rejecting or progressing the site option from plan making. The SA did not progress the Metacre site for the following reasons (numbering system is taken from Table 4.55 but no results have been omitted):</p> <p>2. Site has a negative effect on the strategic green space and/or valuable landscapes</p> <p>3. The site does not help sustain and enhance local urban centres</p> <p>4. The site is not a strategic urban extension</p> <p>6. Does not support areas of social deprivation</p> <p>7. Does not maximise infrastructure investment</p> <p>8. Site is not public land</p> <p>9. Site is not a balanced provision which is complimentary with existing commitments</p>	Noted. Table 4.55 sets out the reasons for the selection or rejection of alternatives in plan-making.	No further action required.
	<p>We object to the conclusions of the SA set out above, our response to the summary points is set out below:</p>	Noted & disagree. Table 4.4 does not set out the conclusions of the IA. As stated in Para 4.57 of the IA Report (July 2015), Table 4.55 provides an outline of the reasons for selection/rejection of alternatives for sites where relevant. Whilst the IA findings are considered by the Council in its selection of options and form part of the	No further action required.

IA Report Reference	Comment	Response	Action Required
		evidence supporting the Local Plan, the IA findings are not the sole basis for a decision; other factors, including planning and deliverability, play a key role in the decision-making process.	
	2. As set out above, the site is considered to improve access to the green network through the provision of public open space. The site does not have a negative impact on a valuable landscape. Indeed, the area is identified as a landscape of medium sensitivity. Furthermore, as set out within the planning application proposal, the development of the site offers the opportunity to provide enhancements to the landscape quality of the area through the proposed landscape scheme, including additional landscape planting. In addition, the development of the site also offers the opportunity to provide an enhancement to the eastern gateway of Telford through a carefully designed development frontage.	Noted. Please refer to response above.	No further action required.
	3. As set out against IA Objective 10 above, the site is considered to be within reasonable walking distance of a local service centre and will have a minor positive impact on a local centre.	Noted. Please refer to response above.	No further action required.
	4. The site is considered appropriate as an extension to the urban area at the east of Telford. It is well located to the existing urban edge and surrounded on 3 sides by development, as set out below, is considered to comprise a more logical location for an urban extension / rounding off of development than many of the sites allocated for housing within the Local Plan.	Noted. Please refer to response above.	No further action required.
	6. It is not clear from the SA where the defined areas of social deprivation are for the purposes of its assessment. However, the SA sets out that supporting development that can bring community benefit through provision of facilities and/or financial contributions. The proposed planning application is	Noted. Please refer to response above.	No further action required.

IA Report Reference	Comment	Response	Action Required
	promoted with a level of affordable housing that exceeds the emerging Local Plan target and exceeds the level of affordable housing achieved historically (including at the recently proposals at Strategic Urban Extension Site H2 – Priorslee). The delivery of affordable housing is key to supporting areas of social deprivation.		
	7. The site is promoted on the basis that it will contribute financially to the Council's planned improvements to the Limekiln Bank Roundabout as well as providing pedestrian crossing facilities across the A5 Redhill Way. The development of the site is considered to maximise infrastructure investment.	Noted. Please refer to response above.	No further action required.
	8. The site is not public land, however, the site is considered to be a sustainable location at which the Council can boost significantly the supply of open market and affordable housing. It is not considered that the ownership of the land should be a consideration in determining the planning merits of a site.	Noted. Please refer to response above.	No further action required.
	9. The site will deliver housing to the east of the Telford and is well located in terms of the existing urban edge and proposed and existing employment areas. The development of the site will deliver a balanced provision which is complimentary to existing and proposed commitments.	Noted. Please refer to response above.	No further action required.
	With regard to the above, it is considered that the site has been erroneously assessed by the Sustainability Appraisal and, by virtue of more detailed assessment (as well as some proposed mitigation) can be demonstrated to be a very sustainable site which is compatible with the Local Plan Strategy Criteria and Sustainability Objectives set as set out above. Indeed, it is considered that the site performs comparatively or more preferably than many of the sites allocated within the Local Plan in terms of its sustainability credentials.	Noted. Please refer to response above.	No further action required.
	Sustainability Appraisal - Site Comparison As set out above, we object to the lack of transparency in	Noted & disagree. The summary findings for the appraisal of site options are presented in Section	No further action

IA Report Reference	Comment	Response	Action Required
	the decision making process regarding the comparison and selection of sites for allocation within the Local Plan. In the first instance, we consider that the Council should make available an easy to understand comparison table of the sustainability assessment of the allocated sites. This is considered to be particularly important in terms of the site's overall sustainability where sites are comprised of two or more SHLAA sites which have been assessed individually; giving an overall sustainability score for the allocated site. This will enable respondents to the Local Plan consultation to readily understand how the sites perform against one and other, as well as understanding where other sites compare in relation to the allocated sites. The results as displayed, in particular where several sites make up an allocation, is confusing and difficult to obtain a meaningful comparison.	4 of the IA Report. The use of overall 'scores' for sites can often be misinterpreted and do not provide a clear picture of the potential effects. The appraisal for site options should be considered as a whole.	required.
	Chapter 5 of the SA sets out an Integrated Appraisal of the Draft Local Plan and includes an assessment of the Allocated Site Options. Set out below is a precis of some of the site attributes of the allocated sites which are considered to make them comparable or less preferable than the Metacre Site.	Noted.	No further action required.
	The SA sets out that a number of preferred housing site allocations could result in the loss of existing employment land, with the potential for negative effects on the economy, sites include: 1 Woodhouse, Priorslee (LP Allocated Site H2) 2 Sutherland School, Gibbons Road (H3) 3 Beeches Hospital (H5) 4 Former Phoenix Secondary School (H7) 5 Part of the Land at the Hem (H10)	Noted.	No further action required.
	The following sites are beyond reasonable walking to distance to both bus and rail connections with the potential to increase reliance on the private vehicle: 1 Plot D, Pool Hill Road, Dawley (H4)	Noted.	No further action required.

IA Report Reference	Comment	Response	Action Required
	2 The Former Swan Centre, Grange Avenue, Stirchley (H9) 3 Two sites that form part of the Land at the Hem, Telford (H10) 4 Old Park 2 (H16)		
	As required at the Metacre Site, project level mitigation is required to ensure that development at The Charlton School, Severn Drive, Dothill (H8)) does not exacerbate traffic constraints along the A5223, and development at Strategic Urban Extension Site H1 - Land at Muxton does not exacerbate traffic constraints around Clock Tower Roundabout.	Noted.	No further action required.
	With regard to Landscape Sensitivity, the Landscape Sensitivity Study Update (2014) has identified that the three largest allocated sites within the Local Plan are of medium to high sensitivity to housing development, with the potential for negative effects on landscape. Again, the proposed development at the Metacre site is considered to be preferable in landscape sustainability terms than the following allocations: 1 Land at Muxton, Telford (H1) 2 Woodhouse, Priorslee (H2) 3 Land at the Hem (H10)	Noted.	No further action required.
	Moreover, Chapter 5 of the SA sets out that the remaining preferred site options have not been subject to the Landscape Sensitivity Study Update, however the majority of them contain greenfield land, and as such development is considered to have the potential for a minor negative effect on landscape. The appraisal has found that development at the majority of the preferred site options have the potential to result in the loss of green infrastructure. Development at the following sites could result in the loss of green infrastructure wholly or partially within the Green Network: 1 Sutherland School, Gibbons Road (H3) 2 Plot D, Pool Hill Road, Dawley (H4)	Noted.	No further action required.

IA Report Reference	Comment	Response	Action Required
	3 Beeches Hospital (H5) 4 Former Madeley Court School Site (H6) 5 Former Phoenix Secondary School (H7) 6 The Charlton School, Severn Drive, Dothill (H8) 7 The Former Swan Centre, Grange Avenue, Stirchley (H9) 8 Land at the Hem, Telford (H10) 9 Land off Majestic Way (H15) 10 Old Park 2 (H16)		
	In summary, the majority of the sites allocated within the Local Plan are considered to be constrained or have sustainability questions equal to or in excess of the constraints identified at the Metacre site. The table above demonstrates that, compared to the largest sites allocated within the Local Plan that the Metacre site is considered to be top or equal top performer in 7 of the SA categories, matches all sites in 5 categories and lowest or equal lowest performer in only 4 categories. For the reasons above, we consider that the site should be re-assessed by the Council in terms of its suitability as a site to be allocated within the Local Plan instead of, or in addition to the sites proposed to be allocated.	Noted.	No further action required.
Metacre Ltd - Comment ID 5			
Page 71 Paragraph 4.25	The Council's Integrated Sustainability Appraisal (SA) published in July 2015 assessed 3 options for the Council's housing requirement figure. Option 1 was for 11,250, Option 2 was for 15,000 to 16,000 dwellings and Option 3 was for 20,000 dwellings over the plan period. Paragraph 4.25 considered Option 3 to be a reasonable option that recognised the land capacity identified within the borough and not as high as to be unreasonable when compared to past delivery rates.	Noted.	No further action required.
Page 71 Table 4.3	At table 4.3 of the SA a comparative assessment of the requirement options was undertaken and demonstrated that, when measured against Option 2 (the option that was favoured by the Council), Option 3 performed identically or	Noted.	No further action required.

IA Report Reference	Comment	Response	Action Required
	preferably except in terms of water resource and waste water drainage.		
	As set out at paragraph 4.27, the SA found that as the level of growth increased, so does the likelihood and potential significance of positive effects against the SA Objectives. Option 3 was considered the most likely to result in major positive effects on SA objectives relating to the provision of housing for elderly and vulnerable people and the only option considered more likely to have a major positive effect against SA Objectives relating to sustainable transport and the provision of facilities and services.	Noted.	No further action required.
	In summary, the sustainability impacts in relation to Option 3, an increased level of growth, are generally more positive than Option 2, which the Council's Local Plan is based on. However, the SA outlines a number of reasons why Option 3 is not the favoured Option. The first reason is the uncertainty that comes from an increase in housing compared to job growth and the resulting increase in commuting. We disagree that this is likely to be a negative result from increased housing growth. As set out above, we consider that the Council has underestimated the level of housing growth that will be required to support the 852 jobs per annum that the Council has planned for. An increase in housing will support this job growth. Furthermore, as set out within the SA, the higher level of growth is most likely to improve sustainable transport availability and improve access to services and facilities, thus, mitigating any increase in commuting that does occur and helping provide the infrastructure for future job growth.	Noted. Table 4.4 in the IA report (July 2015) sets out the reasons for selection/rejection of alternatives in plan-making. Whilst the IA findings are considered by the Council in its selection of options and form part of the evidence supporting the Local Plan, the IA findings are not the sole basis for a decision; other factors, including planning and deliverability, play a key role in the decision-making process.	No further action required.
	Table 4.4 of the SA sets out the following uncertainties in relation to Option 3 which have resulted in the SA not supporting a higher requirement: "This option would promote a scale of growth almost double the level of assessed need, based on available evidence. Whilst this could, potentially,	Noted. Please refer to the response above.	No further action required.

IA Report Reference	Comment	Response	Action Required
	<p>lead to a significant boost in supply there is greater uncertainty that this level of development would actually occur, given the level of supply already committed and viability issues that already impact on housing delivery locally. Promoting this option through the plan could undermine the plan strategy of focusing development on the major urban areas and could lead to, potentially, an over-supply of land that would further impact on the viability of development land in the pipeline. The notional annual rate of development (over 1,000 dwellings per year, each year, up to 2031) would far exceed recent and longer term trends in delivery. Therefore, for reasons stated here, this option is rejected.</p>		
	<p>The key concern outlined by the SA is the ability of an over-supply to harm the viability of development within the pipeline and viability concerns. The SA considers that the rate of housing delivery, some 1,000 dwellings per annum, would far exceed recent and longer term trends in delivery; with concerns that development of that scale will be at odds with the spatial strategy to focus development on the major urban areas. We disagree with the Council's concerns. In the first instance, an annual requirement of 1,000 dwellings per annum is not considered to 'far exceed' recent and longer term trends in delivery. Indeed, the SA sets out, as above, that the figure of 20,000 dwellings was assessed as being reasonable when compared to past delivery rates (and reflective of identified land capacity, principally within the main urban areas). Instead, the increase in housing requirement simply represents a boost in the supply of housing to help meet the needs of the borough and wider sustainability objectives, in line with government objectives.</p>	<p>Noted. Please refer to the response above.</p>	<p>No further action required.</p>
	<p>In terms of viability and over supply, the Council has demonstrated that this is not a tangible concern. Net completions within the first 4 years of the plan period have averaged some 811 dpa with some 968 dwellings under</p>	<p>Noted. Please refer to the response above. This is primarily a matter for plan-making.</p>	<p>No further action required.</p>

IA Report Reference	Comment	Response	Action Required
	<p>construction as of April 2015. The Council's Annual Monitoring Report 2014 demonstrates that the rate of housing delivery has continued to rise since emerging from recession, despite the increase in the number of planning permissions being granted. Indeed, the increase in housing development and completions has gone hand in hand with an increase in the level of affordable housing delivered. We do not consider that the SA concerns in relation to an oversupply of housing effecting delivery and viability are well founded. We are clear that the housing requirement needs to be adjusted upwards to meet the needs of the borough over the plan period and that the increase of the requirement to at least 20,000 dwellings over the plan period can be done sustainably to help boost the supply of housing, meet affordable housing needs and support economic growth envisaged by the plan. Based on evidence of completions from the start of the plan period, it is not considered that an increase in the proposed housing target to some 1,000 dpa will harm the viability or deliverability of housing within the borough.</p>		
Historic England - Comment ID 3			
N/A	<p>We would encourage the Council to ensure that the strategic objectives within the Plan are the same as those within the SEA and we would encourage that the council considers the inclusion of a specific indicator for the historic environment within the strategic objectives outlined within the SEA.</p>	<p>Noted & disagree in relation to the first point. The plan-making and IA processes have different aims.</p> <p>Proposed monitoring indicators are set out within Section 6 of the IA Report (July 2015). This includes potential indicators in relation to IA Objective 21. The proposed monitoring indicators will be refined and developed through the iterative and on-going IA and plan-making processes.</p>	<p>No further action required.</p>
Paragraph 12, page v,	<p>Paragraph 12, page v, we support the inclusion of a section on cultural heritage and would recommend that 'historic</p>	<p>Noted and agreed.</p>	<p>Adjust wording</p>

IA Report Reference	Comment	Response	Action Required
NTS	assets' are amended to refer to 'heritage assets' to be in line with the NPPF. Additionally, we would recommend that 'historic parks and gardens' are amended to 'registered parks and gardens' to also reflect the wording of the NPPF.		accordingly
Paragraph 12, page v, NTS	We note the reference to heritage at risk within the Borough and would encourage the Council to find solutions to bring these assets back into use/good condition as part of a positive strategy for the historic environment within the Local Plan.	Noted.	No further action required.
Page x, NTS	We would recommend that Objective 21 on page x is amended to refer to cultural heritage and the need to protect, conserve and where possible enhance the significance of heritage assets, including their setting. This will relate to built and natural heritage assets and could also consider issues such as local distinctiveness and historic landscape character to encompass the wider historic environment.	While there were opportunities to comment on the proposed Framework of Objectives in 2012 and 2013 as part of the scoping stage, the IA Objective will be amended to reflect this comment as it does not significantly affect the purpose of the Objective or the findings of the IA work	Amend SA Objective 21 to reflect comments.
Paragraph 26 (Table), NTS	Under paragraph 26 we encourage the Council to refrain from use of 'uncertain effects', as it is necessary to understand the significance of heritage assets and the potential impact that development can have on that significance. If the effects are uncertain then additional evidence base and assessment will be required to ensure that all effects are known and an appropriate avoidance/mitigation strategy is put into place.	It should be noted that the IA is strategic in nature and in line with the NPPG should be proportionate for the level of plan-making and assessment. At a strategic level there may be uncertain effects as the precise location of development is not known or further detailed assessments or studies need to be carried out.	No further action required.
Refer to paragraphs 5.140 - 5.151	We note the paragraph on page 39 and as stated above, any identified mitigation measures should be included within the Plan to offer certainty of their delivery. We are concerned that the cumulative effects are uncertain and consider that this should be addressed within the next iteration of the SEA.	No paragraph number identified. Unsure of the reference as page 39 relates to biodiversity. Referring to paragraphs 5.140 to 5.151 for the assessment of effects; the effects (including cumulative) are largely considered to remain uncertain until project level details arise, however it is considered that suitable mitigation is provided through the Local Plan policies to avoid any significant negative effects arising on	No further action required

IA Report Reference	Comment	Response	Action Required
		the historic environment. The IA recommends that the Council work closely with Historic England in delivering the preferred options for development locations, and in ensuring the appropriate mitigation is provided as part of any development proposal.	
Page 27 - Objective 21 of the IA Framework	On page 27 the table looks at whether there are any heritage assets within or adjacent to proposed development sites. The council needs to ensure that heritage assets are conserved and protected, including their setting and it may be necessary to look wider than 'adjacent' and assess whether the proposed development could have an impact on the setting of any heritage asset and address whether the setting is a part of the asset's significance. We would recommend at the next iteration of the SEA that further appraisal/assessment has been undertaken to reduce the need for the clause relating to uncertainty within this table.	Noted & disagree. The IA Framework clearly states that the nature and significance of effects against IA Objective 21 will primarily relate to designated heritage assets and their setting. It also states that the potential effects of site options on the landscape will also need to be considered. As previously stated, this is a strategic level of assessment and there is likely to be an element of uncertainty for all site options until further lower level studies have been carried out.	No further action required
N/A	I attach a link to SEA guidance that Historic England has produced which details more information on preparing objectives, including monitoring indicators, which plans and programmes to cite for the historic environment and how to appraisal sites and policies. https://content.historicengland.org.uk/images-books/publications/strategic-enviro-assessment-sustainability-appraisal-historic-environment/SA_SEA_final.pdf/	Noted.	No further action required.
N/A	At the next iteration of the SEA we will assess all the conclusions relating to the sites and policies for the historic environment and cross reference with the mitigation measures within the pre-submission version of the Local Plan. If you require any assistance or have any questions regarding the SEA process and the historic environment please contact	Noted.	No further action required.

IA Report Reference	Comment	Response	Action Required
	me and I would be happy to assist.		
Mr John Davidson - Comment ID 2			
N/A	In terms of generality, there needs to be broad acceptance of the favour being done by those not owning and/or using a car. Ensure the non car users are NOT sunday prisoners by writing sunday bus services into the plan (eg to Bridgnorth).	Noted.	No further action required.
N/A	The area has immense heritage value that needs to be recognised in continuing support for the preserved railway. Similar consideration is needed to protect the line of the canals. Ensure the "Infrastructure Benefits Plan" brings into play Section 106 funding that a developer has to pay.	Noted.	No further action required.
N/A	The parts of the Local Plan that would be supported by the restoration of the canal are: <ul style="list-style-type: none"> people want green spaces; local tourism reducing 'need' for journeys and the canal path will encourage walking/cycling in safety railway could be basis of light rail protection and enhancement of community infrastructure; protection of heritage 	Noted.	No further action required.
Councillor Anthony Lowe - Comment ID 1			
N/A	As a Wellington Town Councillor for Shawburch Ward, I am concerned about the domination of Telford in general and Shawburch/Wellington in particular by the car and vehicular transport. Footpath and cycle provision is inadequate, poorly maintained, poorly signed, underused. In particular I note that the Silkin Way needs to be resurfaced, trees need cutting back, grass verges need mowing, overhanging branches removed, signage needs to be totally re-done.	Noted.	No further action required.
N/A	Shawburch will be a major intersection in coming years as a result of building plans at Allscott, Maxell and elsewhere and it is essential that the rights, needs, safety and importance of walkers and cyclists is given top priority in all planning and	Noted.	No further action required.

IA Report Reference	Comment	Response	Action Required
	investment decisions going forward.		
N/A	Equally adequate provision must be made for scooters used by the elderly	Noted.	No further action required.

Publication Integrated (Sustainability) Appraisal Report (Dec 2015)

IA Report Reference	Comment	Response	Action Required
Natural England (15 March 2016)			
General	Natural England acknowledged the IA and HRA Reports and confirmed that they agree with the conclusions.	Noted.	No further action required.
Historic England (14 March 2016)			
Pg. 27	In Objective 21 the middle column 'effected' should read 'affected' otherwise a different meaning is implied	Noted and amended.	Table 2.6 amended to reflect this comment.
Page 90 - Option 38	The word 'preserved' is used in respect of Listed Buildings and Policies BE4 and BE6. In our previous comments we recommended that references to 'preserve and enhance', other than when relating to Conservation Areas, should be amended to read 'protect, conserve and enhance' in line with NPPF terminology and this recommendation is maintained. Legislation refers to 'preserve and enhance' in respect of Conservation Areas only and wording relating to other heritage assets should be NPPF compliant.	Noted and amended.	Table 4.9 amended to reflect this comment.
Page 90 - Option 39	There is a typing error where 'addictions' should read 'additions'.	Noted and amended.	Table 4.9 amended to reflect this comment.
Page 90 - Option 40	At the first section's 'reason for progressing or rejection' box it refers to the inclusion of Policy BE3 and then goes on to say that this option has been rejected as the Council intends to produce a relevant SPD. However, the Local Plan includes Policy BE3, so clarity here would be useful.	Need Council input, Table 4.9, Option 40: Ironbridge Gorge World Heritage Site.	Table 4.9 amended to reflect this comment.
General	As a general comment on the IA, references to the number of heritage assets feature at three different times within the document and are different to each other (pages v; 41 and 170). It is not clear how these discrepancies have arisen.	Noted and amended.	IA Report & NTS amended to reflect this comment.
Strategic Planning & Research Unit (March 2016)			

IA Report Reference	Comment	Response	Action Required
Alternatives	Propose that the OAN and therefore the level of housing growth proposed in the Plan should be higher. The IA therefore needs to consider an option that proposes a higher level of housing growth.	Noted, this is primarily a matter for plan-making. A planning authority has a substantial area of discretion as to the extent of the inquiries which need to be carried out to identify the reasonable alternatives which should then be examined in greater detail ¹ .	No further action required.
Barton Wilmore on behalf of Metacre Ltd (March 2016)			
Section 4, Para 4.21	Disagree with what is stated in Para 4.21. The reasons why the conclusions above were abandoned and subsequently lower levels of development have been preferred is not clear. Paragraph 4.21 of the 2015 SA notes that pre-draft plan consultations carried out at the Strategy and Options (S&O) and PHES stages <i>"did not establish any consensus on which option was preferred. However, comments did raise the issue of a lack of clear justification for the levels of growth put forward as options. The development of a robust evidence base to underpin the new housing requirements for the borough was clearly a priority in the lead-up to the Draft Local Plan"</i> .	Noted. The OAN evidence following the PHES brought down development figures. In May 2014, Government issued the 2012 housing projections, The OAN is based upon this. This explains the lower figure than that indicated in PHES.	No further action required.
Table 4.4	What is not made clear from the comparative table, or stressed as per previous iterations of the SA is the difference to which the options will help meet the shortfall in affordable housing supply; and the negative sustainability impacts of failing to meet that shortfall on the population.	Noted and disagree. As stated in Paragraph 4.26 of the IA Report (Dec 2015), summary findings are provided in Section 4 of the Report with the detailed appraisals provided in Appendix V. On Pg. 4 of Appendix V, against SA Objective 4 (Housing), the appraisal takes affordable housing, in particular the identified shortfall, into consideration.	No further action required.
Table 4.5	The SA outlines a number of reasons why Option 3 is not the favoured Option. The first reason is the uncertainty that comes from an increase in housing compared to job growth and the resulting increase in	Noted, this is a matter for plan-making. It is important to note that Table 4.5 sets out the reasons for the	No further action required.

¹ Ashdown Forest Economic Development LLP v SSCLG, Wealden District Council and South Downs National Park Authority [2014] EWHC 406 (Admin).

IA Report Reference	Comment	Response	Action Required
	<p>commuting. We disagree that this is likely to be a negative result from increased housing growth. Nevertheless, as set out earlier within these representations, in the face of such conclusions within the SA, this makes the Council's decision to reduce the level of employment land to be delivered by the plan perplexing. Indeed, the SA concludes in Appendix XI that the reduction of the employment land to be delivered within the Local Plan from 110ha to 76ha will not have a significant impact on the conclusions of the SA.</p> <p>Clearly with a potential mismatch of homes to jobs being cited as one of the few reasons why the Council resist a higher housing requirement (which would bring with it many recognised benefits) any reduction in the employment land to be delivered by the Local Plan should be considered as significant in light of the Council not being able to meet its full objectively assessed need for housing.</p>	<p>selection or rejection of growth options in plan-making. Whilst the IA findings are considered by the Council in its selection of options and form part of the evidence supporting the Local Plan, the IA findings are not the sole basis for a decision; other factors, including planning and deliverability, play a key role in the decision-making process.</p>	
Table 4.5	<p>Table 4.4 of the SA sets out the following uncertainties in relation to Option 3 which have resulted in the SA not supporting a higher requirement:</p> <p>The key concern outlined by the SA is the ability of an over-supply to harm the viability of development within the pipeline and viability concerns. The SA considers that the rate of housing delivery, some 1,000 dwellings per annum, would far exceed recent and longer term trends in delivery; with concerns that development of that scale will be at odds with the spatial strategy to focus development on the major urban areas.</p> <p>We disagree with the Council's concerns. In the first instance, an annual requirement of 1,000 dwellings per annum is not considered to 'far exceed' recent and longer term trends in delivery. Indeed, the SA sets out, as above, that the figure of 20,000 dwellings was assessed as being reasonable when compared to past delivery rates (and reflective of identified land capacity, principally within the main urban areas). Instead, the increase in housing requirement simply represents a boost in</p>	<p>Noted, this comment is referring to Table 4.5 and not 4.4. These are matters for plan-making. It is important to note that Table 4.5 sets out the reasons for the selection or rejection of growth options in plan-making. Whilst the IA findings are considered by the Council in its selection of options and form part of the evidence supporting the Local Plan, the IA findings are not the sole basis for a decision; other factors, including planning and deliverability, play a key role in the decision-making process.</p>	No further action required.

IA Report Reference	Comment	Response	Action Required
	<p>the supply of housing to help meet the needs of the borough and wider sustainability objectives, in line with government objectives.</p> <p>Furthermore, paragraph 5.1.3.2 of the Regulation 19 Local Plan sets out the housing trajectory proposed for the rate of build out for development over the plan period. As set out within the Local Plan, the build out rate for the early years is predicted to be high from dwellings that already benefit from planning permission (averaging in excess of 1,000 dwellings per annum between 2014–2019 with peaks of 1200-1400 per annum. The majority of these completions will come from the committed sites which already have planning permission as set out within the Local Plan. The average rate of delivery envisaged over the remainder of the plan period is much lower around 600 – 650 dwellings per annum. Indeed, the rate of delivery already being experienced in the borough is demonstrative that issues of viability and oversupply is not a tangible concern. Net completions within the first 4 years of the plan period have averaged some 811 dpa with some 968 dwellings under construction as of April 2015.</p> <p>In terms of viability and over supply, The Council's Annual Monitoring Report 2014 demonstrates that the rate of housing delivery has continued to rise since emerging from recession, despite the increase in the number of planning permissions being granted. Indeed, the increase in housing development and completions has gone hand in hand with an increase in the level of affordable housing delivered. We do not consider that the SA concerns in relation to an oversupply of housing affecting delivery and viability are well founded.</p> <p>We also consider that there is no practical concern in relation to the effect of additional development on the Council's ability to plan for development focussed on major urban centres. In the first instance, paragraph 5.3.4 of the HGTP states that, given the level of commitments identified within the Local Plan and the likely effective demand for</p>		

IA Report Reference	Comment	Response	Action Required
	<p>housing, it is considered that no adverse impacts would result that would undermine the policies of the NPPF when taken as a whole because all of the dwellings approved are in accordance with national policy. In essence, the Council considers that where housing can be delivered on sustainable housing sites, accessible to the urban area (as per the sites with extant planning permission) that there are no adverse impacts that would undermine national planning policy as a whole.</p> <p>Clearly, with regard to the above, the sustainable delivery of additional housing through the Local Plan to at least an overall development quantum of 20,000 dwellings is limited only by the ability of the Council to allocate sustainable sites for development. As set out later in this statement (and in previous representations) we consider the Metacre Site to be one of those sustainable sites which should be allocated for development.</p> <p>In summary, we are clear that the housing requirement needs to be adjusted upwards to meet the needs of the borough over the plan period and that the increase of the requirement to at least 20,000 dwellings over the plan period can be done sustainably to help boost the supply of housing, meet affordable housing needs and support economic growth envisaged by the plan. Based on evidence of completions from the start of the plan period, it is not considered that an increase in the proposed housing target to some 1,000 dpa will harm the viability or deliverability of housing within the borough.</p>		
Appendix VI	<p>Further to the above, we have set out in previous representations that following the extensive technical evaluation of the conditions of the site and the likely effects of development, we made a number of objections to the assessment of the Site within the SA (site reference was '658 – Land north of Redhill, Watling Street'). We note that none of our previously made objections to the SA assessment of the Site have been addressed and no amendments have been made to the SA assessment of the Site which were highlighted in those representations. As such, we maintain our objections to the SA as set out in our Regulation 18</p>	<p>Noted. Following further review, it is considered that the appraisal should be amended to reflect the provision of employment generating uses. It is considered that the previous responses to the representation made at Reg 18 are still valid; therefore, no further amendments will be made. Please see previous</p>	<p>The appraisal matrix for this site will be amended from a neutral to a minor positive</p>

IA Report Reference	Comment	Response	Action Required
	representations which are summarised below:	responses to your comments set out earlier in this Appendix.	effect against SA Objectives 1-3.
	The representation repeats comments that were made at Reg 18 Stage in relation to the strategic fit criteria and reasons for selection or rejection of site options. It also includes additional comments that are underlined.	Please refer to the responses provided earlier in this Appendix at the Reg 18 stage. The additional comments provided do not require any further response.	No further action required.
General	With regard to the above, it is considered that the site has been erroneously assessed by the Sustainability Appraisal and, by virtue of more detailed assessment (as well as some proposed mitigation) can be demonstrated to be a very sustainable site which is compatible with the Local Plan Strategy Criteria and Sustainability Objectives set as set out above. Indeed, it is considered that the site performs comparatively or more preferably than many of the sites allocated within the Local Plan in terms of its sustainability credentials.	<p>Noted and disagree. An independent, consistent and proportionate appraisal of site options has been carried out for all reasonable site options. The appraisal meets the requirements of the SEA Directive and Regulations and is in line with extant guidance.</p> <p>The majority of the comments predominantly relate to the plan-making process. Whilst the IA findings are considered by the Council in its selection of options and form part of the evidence supporting the Local Plan, the IA findings are not the sole basis for a decision; other factors, including planning and deliverability, play a key role in the decision-making process.</p>	No further action required.
General	Paras 3.33 to 3.52 of the response compare the SA findings of the Metacre site to other site options that have been progressed through the Local Plan.	The comments are a matter for plan-making. As previously stated, it is important to remember that while the IA findings are considered by the Council in its selection of options and	No further action required.

IA Report Reference	Comment	Response	Action Required
		form part of the evidence supporting the Local Plan, the IA findings are not the sole basis for a decision; other factors, including planning and deliverability, play a key role in the decision-making process.	
Redrow Homes Ltd (March 2016)			
Appendix VI	Appendix VI of the SA reviews the Sites at Plough Lane Site ref 617 and Kestrel Close Site Ref 374. We do not agree with the testing and the results that are set out with regard to both of these Sites. The results are in conflict with the detailed technical work undertaken for the Planning Applications by the various specialist consultants. These detailed findings would not have been available to the Authors of the SA and on that basis the finding of the SA with regard to the two subject sites need to be updated and reconsidered. The main issues are set out in below.	Noted.	No further action required.
Appendix VI	Site 617 Plough Lane There is no major negative impact on the loss of the Nursery Land and the loss of this land for employment. There is little /no employment on the site at the moment, and it is thought that this testing may relate to a previous iteration of the Local Plan wherein there was a proposed employment allocation on this and the adjoining land.	Noted. The thresholds and standards used to assess reasonable site options are set out in Table 2.6 within the main SA Report.	No further action required.
Appendix VI	There is no evidence to suggest that the site occupies an area important for the recovery of minerals.	Table 2.6 in the IA Report (Dec 2015) sets out the standards and thresholds used to determine the nature and significance of effects for site options against the IA Framework. This site option falls entirely within a potential mineral resource area, as identified through the Council's GIS shapefile.	No further action required.
Appendix VI	There is easy access to public transport in Forton Road which is the main route into the centre of Newport. Bus stops are available in Forton Road around 5-7 minutes walk from the site. Buses are at half hourly intervals.	Table 2.6 in the IA Report (Dec 2015) sets out the standards and thresholds used to determine the nature and significance of effects for site options	No further action required.

IA Report Reference	Comment	Response	Action Required
		against the IA Framework.	
Appendix VI	There is easy access into the centre of Newport from the site available by footway, cycle and public transport.	Please refer to response above.	No further action required.
Appendix VI	There are primary schools within walking distance of the site	Please refer to response above.	No further action required.
Appendix VI	There are shops within in 1.2Km walking distance of the site.	Please refer to response above.	No further action required.
Appendix VI	There is no conflict with neighbouring land uses	The IA does not identify that there are any conflicting neighbouring land uses. A neutral residual effect is identified against SA Objective 13.	No further action required.
Appendix VI	There is no conflict with the Green network, this is a new proposed designation in the current plan, and this site can be developed in such a way as to preserve the linkages and footpaths to maintain the existing green links.	Noted, the IA does not state that there is a conflict with the Green Network. It states that development at the site could result in the loss of green infrastructure (outside the Green Network). Please refer to IA Framework presented in Table 2.6 of the IA Report (Dec 2015).	No further action required.
Appendix VI	There is no adverse effect upon the landscape, the area is not noted of being of any special quality. The LVIA submitted with the recent application and Appeal notes that this site is typical of an urban fringe location and of poor landscape quality, this site and surrounding landscape " is able to accommodate the proposed development without suffering the undue effects on its character largely due to the existing development on the site, the surrounding residential influences and the presence of mature vegetation on its boundaries and has a low to medium to low sensitivity to change." It is further found that given the medium to low sensitivity of the landscape that the significance of effect on local landscape character upon completion would be minor to negligible effect. On completion of	Noted, the IA identifies the potential for a residual minor negative effect. Please refer to IA Framework presented in Table 2.6 of the IA Report (Dec 2015).	No further action required.

IA Report Reference	Comment	Response	Action Required
	the development it is found that the overall effect on views would range from moderate adverse to negligible.		
Appendix VI	On this basis we do not consider that the site testing in the SA is robust, adverse comments upon the sustainability of the site have reduced the overall score of this site. The assessment is flawed and has miss informed the choice of sites that are available to form part of the housing strategy.	Noted and disagree. An independent, consistent and proportionate appraisal of site options has been carried out for all reasonable site options. The appraisal meets the requirements of the SEA Directive and Regulations and is in line with extant guidance. The thresholds, standards along with any assumptions used to consider site options through the IA process are clearly set out in Table 2.6 of the IA Report (Dec 2015).	No further action required.
Appendix VI	Site Ref 374 Kestrel Close There is no evidence to suggest that the site occupies an area important for the recovery of minerals.	Following a change to Policy ER 2, it is not only Mineral Safeguarded Areas that are protected but also their buffer zones. The IA Framework for site options presented in Table 2.6 of the IA Report has been updated to reflect this change. In particular, the thresholds/standards used. As a result, the appraisal of site options presented in Appendix VI have been updated to reflect the changes to the IA Framework. It is important to note that the changes do not significantly affect the findings of the IA as a whole.	Table 2.6 and Appendix VI updated to reflect changes to Policy ER 2.
Appendix VI	There is easy access into the centre of Newport from the site available by footway, cycle and public transport.	Table 2.6 in the IA Report (Dec 2015) sets out the standards and thresholds used to determine the nature and significance of effects for site options	No further action required.

IA Report Reference	Comment	Response	Action Required
		against the IA Framework.	
Appendix VI	There is easy access to public transport in Forton Road which is the main route into the centre of Newport. Bus stops are available in Forton Road around 5-7 minutes' walk from the site. Buses are at half hourly intervals.	Please refer to response above.	No further action required.
Appendix VI	There are primary schools within walking distance of the site	Please refer to response above.	No further action required.
Appendix VI	There are shops within in 1.2Km walking distance of the site	Please refer to response above.	No further action required.
Appendix VI	There is no conflict with the Green network, this is a new proposed designation in the current plan, and this site can be developed in such a way as to preserve the linkages and footpaths to maintain the existing green links.	Noted, the IA does not state that there is a conflict with the Green Network. It states that development at the site could result in the loss of green infrastructure (outside the Green Network). Please refer to IA Framework presented in Table 2.6 of the IA Report (Dec 2015).	No further action required.
Appendix VI	There is no conflict with neighbouring land uses	The IA does not identify that there are any conflicting neighbouring land uses. A neutral residual effect is identified against SA Objective 13.	No further action required.
Appendix VI	There is no adverse effect upon the landscape, the area is not noted of being of any special quality. The LVIA submitted with the recent application and Appeal notes that the site is within a pocket of agricultural land in an urban edge location. The belts of the roadside trees on the A41 contain views of the site in the wider landscape. The existing residential development is prominent from the western part of the site. The landscape beyond the A41 is pastoral in the north and east and arable to the north west. It is assessed that the site and surrounding landscape is able to accommodate the proposed development without suffering detrimental effects on its character and has a medium sensitivity to	Noted, the SA found that there is the potential for a residual minor negative effect on the landscape (SA Objective 20). This is in line with the findings of the Landscape and Visual Impact Assessment (Nov 2015) submitted alongside the application.	No further action required.

IA Report Reference	Comment	Response	Action Required
	change. Thus given the medium sensitivity of the landscape and low adverse magnitude of the effect the significance of effect on local landscape character on completion would be minor adverse. The effect on views upon completion of development would be moderate adverse to negligible. After 15 years the significance of the effect would be lower than on completion for all receptors.		
Appendix VI	On this basis we do not consider that the site testing in the SA is robust, adverse comments upon the sustainability of the site have reduced the overall score of this site. The assessment is flawed and has miss informed the choice of sites that are available to form part of the housing strategy.	Noted and disagree. An independent, consistent and proportionate appraisal of site options has been carried out for all reasonable site options. The appraisal meets the requirements of the SEA Directive and Regulations and is in line with extant guidance. The thresholds, standards along with any assumptions used to consider site options through the IA process are clearly set out in Table 2.6 of the IA Report (Dec 2015).	No further action required.
Acres Land & Planning Ltd on behalf of Hallam Land Management (March 2016)			
	We are disappointed with the site assessment exercise within the Integrated Sustainability Appraisal report which is clearly biased in its approach and inaccurate in its findings. This needs to be properly reviewed. At the Pre-submission stage we submitted a separate analysis highlighting our criticisms of the Council's assessment on Wappenshall and a previous Comparative Site Assessment undertaken by Turley.	<p>Noted and disagree. An independent, consistent and proportionate appraisal has been carried out for all reasonable site options. The appraisal meets the requirements of the SEA Directive and Regulations and is in line with guidance in the NPPG.</p> <p>The criticism raised at the Pre-Submission stage, which have been submitted again as part of this representation in Appendix 4, relate to the reasons for the selection or</p>	No further action required.

IA Report Reference	Comment	Response	Action Required
		<p>rejection of site in plan-making. It is important to note that while the IA findings are considered by the Council in its selection of options and form part of the evidence supporting the Local Plan, the IA findings are not the sole basis for a decision; other factors, including planning and deliverability, play a key role in the decision-making process.</p> <p>The alternative assessment provided in Appendix 5 has also been noted.</p>	

Appendix XI: IA Screening of Local Plan Changes

Draft Local Plan (Reg 18) to Pre-Submission Local Plan (Reg 19)

Reg 18 Plan	Reg 19 Plan	Council Summary of Change	IA Screening of Changes
Introduction			
1.1 About this document	Same	Simplified document, no significant change	Minor wording change. Does not significantly affect the findings of the IA Report (July 2015).
1.2 How to use this document			
1.3 Plan Process			
2. Shaping the Borough			
2.1 The borough profile	Same	Update Index of Multiple Deprivation, refers to HS2 (not in the borough), more reference to Harper Adams; says "health and wellbeing" rather than "poor health". No significant change.	As above.
2.2 The borough vision			
3. Spatial Strategy			
3.1 Key Diagram	Same	Altered to add rail lines. Corrected site allocation. Altered extent of strategic landscapes.	As above.
3.2 Areas of the borough	Same	Emphasis's Telford Town Centre as a subregional centre where growth will be directed.	As above.
Policy SP1 Telford			
Policy SP2 Newport	Same	Same	No change.
Policy SP 3 Rural area	Same	Reduced text length to reduce repetition elsewhere	Minor wording change. Does not significantly affect the findings of the IA Report (July 2015).
3.3 Presumption in favour of sustainable development	Same	No change	No change.
Policy SP4 Presumption in favour of sustainable development	Same	No significant change	As above.
4. Economy			

Reg 18 Plan	Reg 19 Plan	Council Summary of Change	IA Screening of Changes
4.1 Employment Policy EC 1 Employment site allocations	Same – Change of name to Strategic Employment Areas	EC1 - There has been a change of the minimum addition to 76Ha to match the OAN. There has also been a change in wording to protect the Strategic employment areas and allow similar uses. The criteria is no longer needed due to changes to EC2.	The IA Report and appraisal of the Local Plan will be updated to reflect the reduction in the amount of employment land to be provided. The Plan still allocates for the same level of employment land; however, it is now considered that only 76 ha will be delivered during the life of the Plan which is identified as the OAN for the District. While the changes may reduce the significance of the positive effect slightly against IA Objectives relating to the economy and communities during the life of the Plan it is unlikely to significantly affect the overall findings. Overall, the changes do not significantly affect the findings of the IA Report (July 2015).
Policy EC 2 Employment uses on unallocated sites	Same – Change of name to employment in the urban area.	EC2 - Change of the criteria to be more concise and removal of confusing thresholds.	Minor wording that do not significantly affect the findings of the IA Report (July 2015).
Map 2	Same	Map 2 - Change in the boundaries to be more precise.	Minor changes that do not significantly affect the findings of the IA Report (July 2015).
Policy EC 3 Employment in the rural area	Same	EC3 - Minor changes to provide clarification.	As above.
4.2 Managing our urban centres Policy EC 4 Hierarchy of centres	Same	Added in Lawley and Ironbridge as a District Centres. Removed the term specialist centre.	The change moves Lawley and Ironbridge Centres up a level in the hierarchy of centres. Table 2.6: Significance Criteria in the main IA Report has been updated to reflect this change. The change does not

Reg 18 Plan	Reg 19 Plan	Council Summary of Change	IA Screening of Changes
			significantly affect the overall findings of the IA including the IA of site options (July 2015).
Policy EC 5 Telford Town Centre Shopping Core	EC5 Telford Town Centre	Expanded this policy. Removed the retail figure, as suggested by WYG and re-worded the policy. Amended the Primary Shopping Area Boundary, Telford Town Centre Boundary and added in the Conference and Exhibition area.	The amendment of the Telford Town Centre boundary resulted in minor changes to a number of the site appraisals presented in Appendix VI. The summary findings in section 4 of the report have been updated to reflect this. Section 5 of the IA Report will be updated to reflect the changes to policy numbering. The changes do not significantly affect the overall findings of the IA Report (July 2015).
Policy EC 6 Non-retail uses	Policy EC6 Market Towns and District Centres	Removed term secondary shopping frontages and Telford Town Centre reference.	Minor wording change that do not significantly affect the findings of the IA Report (July 2015).
Policy EC 7 Shopping centre design	Policy EC10 Shopfront and advertisement design	Some minor rewording.	Minor wording changes that do not significantly affect the findings of the IA Report (July 2015) The appraisal of the Local Plan, presented in Section 5 of the IA Report, will be updated to reflect the changes to policy numbering.
Policy EC 8 Evening and night-time economy	Policy EC9 Evening and night-time economy	No significant change, just slight wording.	Minor wording changes that do not significantly affect the findings of the IA Report (July 2015). The appraisal of the Local Plan, presented in Section 5 of the IA

Reg 18 Plan	Reg 19 Plan	Council Summary of Change	IA Screening of Changes
			Report, will be updated to reflect the changes to policy numbering.
Policy EC 9 Community life	Policy EC7 Local Centres and rural services	Some minor rewording - removed affordable housing ref. Policy now includes Local Centres.	Minor changes that do not significantly affect the findings of the IA Report (July 2015). The appraisal of the Local Plan, presented in Section 5 of the IA Report, will be updated to reflect the changes to policy numbering.
Policy EC 10 Out of town and edge of centre development	Policy EC8 Out of centre and edge of centre development	No significant change	Minor changes that do not significantly affect the findings of the IA Report (July 2015). The appraisal of the Local Plan, presented in Section 5 of the IA Report, will be updated to reflect the changes to policy numbering.
4.3 Tourism Policy EC 11 Tourism links	Same	EC11 - Minor text changes to improve readability.	Minor wording changes that do not significantly affect the findings of the IA Report (July 2015).
Policy EC 12 Leisure, cultural and tourism development	Same (includes merged EC13)	EC12 – Includes merged text with EC13. Changes to make the policy more readable.	Policies EC12 and EC13 merged. Minor changes that do not significantly affect the findings of the IA Report (July 2015). The appraisal of the Local Plan, presented in Section 5 of the IA Report, will be updated to reflect the merging of these policies and changes to policy numbering.
Policy EC 13 Tourist accommodation	Merged with EC12	As above	As above.
5. Housing			
5.1 Housing growth and delivery Policy HO 1 Housing requirement	Same	No change	The IA Report will be updated to reflect the current housing requirement, as set out in the Draft Local Plan.

Reg 18 Plan	Reg 19 Plan	Council Summary of Change	IA Screening of Changes
Policy HO 2 Housing site allocations	Same	No change.	No change.
Policy HO 3 Housing trajectory	Same	No change.	No change.
5.2 Housing mix and tenure Policy HO 4 Housing mix	Same	Changed to emphasise need for more elderly housing	Minor wording change that does not significantly affect the findings of the IA Report (July 2015).
Policy HO 5 Affordable housing thresholds and percentages	Same	Supporting text reference to Planning Practice Guidance removed.	As above.
Policy HO 6 Delivery of affordable housing	Same	Same	As above.
Policy HO 7 Specialist housing needs	Same	Text improved to stress support for more people growing old in place.	As above.
Policy HO 8 Meeting the needs of the Travelling community	Same	No significant change. Reference to 2015 August guidance added.	As above.
Policy HO 9 Gypsy and Traveller developments	Same	Same	As above.
5.3 Housing in the rural area Policy HO 10 Residential development in the rural area	Same	Restructured to reduce wriggle room for unwanted speculative rural housing. No significant change.	As above.
Policy HO 11 Rural exceptions	Same	Amended to align with NPPF definition of rural exceptions	As above.
6. Natural Environment			
6.1 Green Infrastructure	Chapter reorder Supporting text	Chapter re-ordered for clarity. Amendments to GI supporting text to make it simpler and less wordy. GI definition brought in line with NPPF.	As above.
Policy NE 1 Provision of green infrastructure	Deleted	Policy NE1: Provision of Green Infrastructure deleted to avoid repetition.	The protection and enhancement of GI is now covered by other updated policies (NE3, NE4, NE5 and NE6) in the Plan; therefore, the deletion of Policy NE1 does not significantly affect the findings of

Reg 18 Plan	Reg 19 Plan	Council Summary of Change	IA Screening of Changes
			the IA. The appraisal of the Local Plan, presented in Section 5 of the IA Report, will be updated to reflect the deletion of this policy and changes to policy numbering.
Policy NE 2 Management and maintenance of green infrastructure	NE5	Renamed 'management and maintenance of public open space.' Some wording amendments but nothing significant.	Minor changes that do not significantly affect the findings of the IA Report (July 2015). The appraisal of the Local Plan, presented in Section 5 of the IA Report, will be updated to reflect the changes to policy numbering.
6.2 Strategic green infrastructure Policy NE 3 Green Network	NE6	Removed the last sentence. Removed references to strategic green infrastructure and replaced with reference to the 6 functions of the green network. Amended definition of Green Network and amended 6 functions.	Minor changes that do not significantly affect the findings of the IA Report (July 2015). The appraisal of the Local Plan, presented in Section 5 of the IA Report, will be updated to reflect the changes to policy numbering.
Policy NE 4 Strategic Landscapes	NE7	Minor wording change for clarification.	Minor changes that do not significantly affect the findings of the IA Report (July 2015). The appraisal of the Local Plan, presented in Section 5 of the IA Report, will be updated to reflect the changes to policy numbering.
6.3 Biodiversity and geodiversity Policy NE 5 Biodiversity and geodiversity	NE1	Some minor wording changes – nothing significant	Minor changes that do not significantly affect the findings of the IA Report (July 2015). The appraisal of the Local Plan, presented in Section 5 of the IA Report, will be updated to reflect the changes to policy numbering.

Reg 18 Plan	Reg 19 Plan	Council Summary of Change	IA Screening of Changes
6.4 Trees and woodland Policy NE 6 Trees, hedgerows and woodlands	NE2	References added to protecting 'irreplaceable habitats – ancient woodland and veteran trees'.	Minor changes that do not significantly affect the findings of the IA Report (July 2015). The appraisal of the Local Plan, presented in Section 5 of the IA Report, will be updated to reflect the changes to policy numbering.
6.5 Public open space Policy NE 7 Existing public open space	NE3	Added references to mitigation	Minor changes that do not significantly affect the findings of the IA Report (July 2015). The appraisal of the Local Plan, presented in Section 5 of the IA Report, will be updated to reflect the changes to policy numbering.
Policy NE 8 Provision of public open space	NE4	Added references to 'sport and play' as well as public open space.	Minor changes that do not significantly affect the findings of the IA Report (July 2015). The appraisal of the Local Plan, presented in Section 5 of the IA Report, will be updated to reflect the changes to policy numbering.
7. Community			
7.1 Social Infrastructure Policy COM 1 Social Infrastructure	Same	Replaced policy to be clearer and more comprehensive	Minor changes that do not significantly affect the findings of the IA (July 2015).
7.2 Culture Policy COM 2 Culture	Same	Same	No change.
8. Connections			
8.1 Highways and transport Policy C 1 Promoting alternatives to the car	C1	Bullet point 'v' re-worded to improve readability and reference to policies map included.	Minor wording change that does not significantly affect the findings of the IA Report (July 2015).

Reg 18 Plan	Reg 19 Plan	Council Summary of Change	IA Screening of Changes
Policy C 2 Safeguarding rail and transport corridors	C2	Bullet point 'i' including reference to projects included Infrastructure Delivery Plan. Bullet point 'ii' extra line regarding development adjacent to existing rail line.	As above.
Policy C 3 Impact of development on highways	C3	Policy re-worded and simplified. Bullet point 'ii' split to improve readability.	As above.
Policy C 4 Strategic and primary roads networks	Deleted	Policy duplicates bullet point 'i' of Policy C3, therefore the policy is not required and has been deleted.	Policy deleted as mitigation is already provided through Policy C3; therefore, its deletion does not significantly affect the findings of the IA. The appraisal of the Local Plan, presented in Section 5 of the IA Report, will be updated to reflect the deletion of this policy and changes to policy numbering.
Policy C 5 Design of roads and streets	C4	Bullet point referring to 'local standards' removed. Bullet points '4 and 6' merged.	Minor changes that do not significantly affect the findings of the IA Report (July 2015). The appraisal of the Local Plan, presented in Section 5 of the IA Report, will be updated to reflect the changes to policy numbering.

Reg 18 Plan	Reg 19 Plan	Council Summary of Change	IA Screening of Changes
8.2 Parking Policy C 6 Design of cycle and car parking	C5	Bullet point 'ii' reference made to parking standards. Bullet point 'iv' reference to foreseeable parking issues included Bullet point 'v' reference to garages included Bullet point 'viii' more clarity around bus and lorry parking Last bullet point deleted (9 on original policy) deleted.	Minor changes that do not significantly affect the findings of the IA Report (July 2015). The appraisal of the Local Plan, presented in Section 5 of the IA Report, will be updated to reflect the changes to policy numbering.
Policy C 7 Commuted parking payments	C6	Bullet point 'i' reference to parking standards included Last two bullet points merged into 'iii'.	Minor changes that do not significantly affect the findings of the IA Report (July 2015). The appraisal of the Local Plan, presented in Section 5 of the IA Report, will be updated to reflect the changes to policy numbering.
8.3 Telecommunications and broadband Policy C 8 Enhancing communications networks	Now C7	Minor text changes	Minor changes that do not significantly affect the findings of the IA Report (July 2015). The appraisal of the Local Plan, presented in Section 5 of the IA Report, will be updated to reflect the changes to policy numbering.
Policy C 9 New telecommunications development	Now C8	Minor text changes, removal of mention of IDP as not required in the policy.	Minor changes that do not significantly affect the findings of the IA Report (July 2015). The appraisal of the Local Plan, presented in Section 5 of the IA Report, will be updated to reflect the changes to policy numbering.
9. Built Environment			

Reg 18 Plan	Reg 19 Plan	Council Summary of Change	IA Screening of Changes
9.1 Design quality Policy BE 1 Urban design	Same	Modified criteria in BE1 to clarify meaning. Supporting text has been updated to improve readability and meaning. Increased emphasis on being positively responsive to context and encouraging an integrated approach to all design elements such as green infrastructure Whilst the meaning of the Policy text remains the same it has been changed to be easier to read and apply (using simpler descriptions) and more concise wording.	Minor wording change that does not significantly affect the findings of the IA Report (July 2015).
Policy BE 2 Residential alterations	Same	Simplified criteria in BE 2 Minor modification to supporting text to clarify meaning. Supporting text has been updated to improve readability and meaning. Increased emphasis on being positively responsive to context and encouraging an integrated approach to all design elements such as green infrastructure. Whilst the meaning of the Policy text remains the same it has been changed to be easier to read and apply (using simpler descriptions) and more concise wording.	As above.
9.2 Historic environment Policy BE 3 Listed Buildings	BE 4	No significant change	Minor changes that do not significantly affect the findings of the IA Report (July 2015). The

Reg 18 Plan	Reg 19 Plan	Council Summary of Change	IA Screening of Changes
			appraisal of the Local Plan, presented in Section 5 of the IA Report, will be updated to reflect the changes to policy numbering.
Policy BE 4 Buildings of Local Interest	BE 6	Supporting text refers to Duke of Sutherland buildings, local architecture that should be protected.	Minor wording changes that strengthens mitigation provided through the Plan for the historic environment. Overall, the changes do not significantly affect the findings of the IA Report (July 2015). The appraisal of the Local Plan, presented in Section 5 of the IA Report, will be updated to reflect the changes to policy numbering.
Policy BE 5 Parks and gardens of historic interest	BE 7	No significant change	Minor changes that do not significantly affect the findings of the IA Report (July 2015). The appraisal of the Local Plan, presented in Section 5 of the IA Report, will be updated to reflect the changes to policy numbering.
Policy BE 6 Conservation Areas	BE 5	No significant change	As above.
Policy BE 7 Ironbridge Gorge World Heritage Site	BE 3	Four features of interest in Ironbridge identified	The policy has been extended to provide further mitigation in relation to the World Heritage Site. Minor changes that do not significantly affect the findings of the IA Report (July 2015). The appraisal of the Local Plan, presented in Section 5 of the IA Report, will be updated to reflect the changes to policy numbering.

Reg 18 Plan	Reg 19 Plan	Council Summary of Change	IA Screening of Changes
Policy BE 8 Archaeology and Scheduled Monuments	Same	No change.	No change.
9.5 Unstable and contaminated land Policy BE 9 Land stability	Same	Amended to refer to land instability due to former mining and minerals (clay extraction).	Minor wording change that does not significantly affect the findings of the IA Report (July 2015).
Policy BE 10 Land contamination	Same	Same	No change.
10. Environmental Resources			
10.1 Environmental Resources Policy ER 1 Renewable Energy	Same	Passivhaus standard removed. All requirements now 'could you' rather than 'you should'.	Minor wording change that does not significantly affect the findings of the IA Report (July 2015).
10.2 Minerals Policy ER 2 Mineral safeguarding	Same	Amended to exclude the urban area from the MSA. Re-worded policy Identified mineral related infrastructure in figure. Criteria in paragraph 10.20 slight amendment. Policy also requires Mineral Assessments. Map 5 has changed – was figure 11.	The urban area has now been excluded from the Proposed Mineral Safeguarded Areas. The appraisal of site options in Appendix VI have been updated to reflect this change as well as the summary findings presented in Section 4 of the IA Report.
Policy ER 3 Maintaining supplies of crushed rock	Same	Same	No change.
Policy ER 4 Sand and gravel resources	Same	No significant change, however the policy text does consider a site for S&G in the event others aren't delivered (unlikely before 2031). See paragraph 10.27.	Minor change that safeguards a future site for sand and gravel extraction in the event that the allocated sites are not delivered. Minor change that does not significantly affect the findings of the IA Report (July 2015).
Policy ER 5 Maintaining supplies of brick clay	Same	No significant change	No change.

Reg 18 Plan	Reg 19 Plan	Council Summary of Change	IA Screening of Changes
Policy ER 6 Mineral development	Same	No significant change	Minor wording change that does not significantly affect the findings of the IA Report (July 2015).
10.3 Waste Policy ER 7 Waste management facilities	Same	No significant change, however the policy does contain text that was previously in the supporting text.	As above.
Policy ER 8 Waste planning for residential developments	Same	No significant change	As above.
Policy ER 9 Waste planning for commercial, industrial and retail developments	Same	No significant change	As above.
10.4 Water Policy ER 10 Water conservation and efficiency	Same	No significant change	Minor wording change that does not significantly affect the findings of the IA Report (July 2015).
Policy ER 11 Sewage systems and water quality	Same	No significant change	As above.
Policy ER 12 Flood risk management	Same	No significant change	As above.
Appendices	Same	Housing site allocations H5 and H10 have been reduced in size but not in yield.	Site H5 is an amalgamation of sites 229 (part), 379 (part), 605, 606, 607, 608 and 612. The change to the boundary of site H5 (Land at the Hem) does not significantly alter the findings for the individual site appraisals for the component sites found in Appendix VI, or the overall findings of the IA Report (July 2015). The change to the boundary of site H10 does not significantly affect the individual appraisal for site 375 within Appendix VI or the overall findings of the IA Report (July 2015).

Reg 18 Plan	Reg 19 Plan	Council Summary of Change	IA Screening of Changes
Indicators	Same	The indicators have been updated to remove 'TBCs' and to link with changes to the policies.	Minor change to reflect changes to the Local Plan Policies above and provide clarification. Does not significantly affect the findings of the IA Report (July 2015).

Pre-Submission Local Plan (Reg 19) to Submission Local Plan (Reg 22)

Prefix	Page (Reg 19 Version)	Policy Para	Changes (additions in BOLD and deletions in strike through)	IA Screening of Changes
P1	1		<p>Delete former Foreword and replace with:</p> <p>Welcome to the Telford & Wrekin Local Plan (Submission Version).</p> <p>The Council has undergone two rounds of consultation in connection with the Telford & Wrekin Local Plan.</p> <p>This draft of the Local Plan contains a number of “minor modifications” which the Council recommends that the Inspector accept. The modifications are for the most part minor changes that correct errors, clarify policies and in two places, adjust policies to ensure that they area sound.</p> <p>The Council will ask that the appointed planning Inspector takes these modifications into account in examining the Local Plan.</p>	Minor change that does not significantly affect the findings of the IA.
P2	11	Figure 2	meaning, application and reasoned justification of the policy	Minor change does not significantly affect the findings of the IA.
P3	12	1.3.2.2	<p>Telford & Wrekin Council has arrived at this version of the Local Plan following extensive discussion on cross boundary planning issues with other councils across the West Midlands—had, and continues to have, discussions on cross boundary planning issues with other councils across the West Midlands, as well as key statutory agencies. A full account of the Council's approach to the Duty to Co-operate during the period up to Regulation 18 stage is set out in a 'Duty to Co-operate' Technical Paper. Matters were raised at Regulation 18 stage by a number of local authorities in an adjacent, but separate, housing market area (Greater Birmingham and the Black Country authorities, and South Staffordshire). This specifically relates to issues of housing delivery within the West Midlands conurbation, as well as matters relating to waste management.</p>	Minor change does not significantly affect the findings of the IA.

Prefix	Page (Reg 19 Version)	Policy Para	Changes (additions in BOLD and deletions in strike through)	IA Screening of Changes
			<p>1.3.2.3 The Council has considered the representations made to the local plan received from these local authorities. It is acknowledged by all parties that Telford & Wrekin functions as a separate housing market area, based on an analysis of the relevant indicators presented in supporting evidence to the Local Plan. This is consistent with the decision of the Greater Birmingham and Solihull Local Enterprise Partnership (GB&S LEP) to exclude Telford & Wrekin from their assessment of housing needs within the GB&S LEP area. Given this relationship, and based on current evidence available at this time, the Council has not been convinced that it should be a participant in any redistribution of future housing growth outwards from the conurbation. The Council has sought further clarification in order to understand fully the implication of any shortfall in housing within the West Midlands and what this might mean for Telford & Wrekin. Any specific actions taken by the Council in response to this matter will need to be based on credible and compelling evidence that demonstrates that the housing needs of the conurbation cannot be met within its own housing market area. Discussions will therefore continue to progress on this basis.</p> <p>1.3.2.4 The Council is also in ongoing discussions with other duty bodies, namely the Environment Agency and Highways England, on specific matters relating to the delivery of the overall scale of growth set out in the Local Plan. No other matters of a strategic nature were identified at Regulation 18 stage by any Duty to Co-operate body. An updated version of the statement considers the matters referred to above in more detail, which accompanies the publication version of the Local Plan.</p>	
P4	23	2.1.36	<p>Delete line at end of paragraph</p> <p>The rural area includes over sixty named settlements which range from a small cluster of buildings such as Isombridge to large villages</p>	Minor change does not significantly affect the findings of the IA.

Prefix	Page (Reg 19 Version)	Policy Para	Changes (additions in BOLD and deletions in strike through)	IA Screening of Changes
			with many facilities such as Edgmond which is also home to many students enrolled at Harper Adams University	
P5	33	3.2.1.1	The Telford urban area forms approximately 25 percent of the borough (72 sq km). It is the borough's principal urban area and has an important and established economic, social and environmental role in the wider region. The town is dispersed and its development is substantially low density and suburban in character.	Minor change does not significantly affect the findings of the IA.
P6	36	3.2.3.1	Over 60 percent of the borough is rural, most of which is in the west and north of the borough. For the purposes of the Local Plan the rural area is defined as the area which lies outside the urban built up areas of Telford and Newport.	Minor change does not significantly affect the findings of the IA.
P7	39	SP4 (point iii)	The priority given to focusing development on the urban built up areas of Telford and Newport through the use of previously developed land	Minor change does not significantly affect the findings of the IA.
P8	45	Para 4.1.1.8	Within Newport there is an identified need for an additional eight to nine hectares of employment land to be allocated. Ten hectares of land have been allocated within the Local Plan to give the market a flexibility of supply and to respond to any future upturn in economic conditions. This will support Newport's Market Town position, attract inward investment to the town, take advantage of the strong representation of the food and drink industries and the potential for growth in agricultural engineering and technology linked with nearby Harper Adams University. The site allocations link positively with the existing industrial areas to the south of the town. Further to the allocations , development is expected to be delivered at Water Lane. However, this site is not considered large enough to require an allocation.	Minor change does not significantly affect the findings of the IA.
P9	47	EC3 4.1.3.2	Insert the following supporting text as a new paragraph 4.1.3.2 <i>It is also recognised that the Harper Adams University campus is a major employer in the rural area, and a major contributor to the rural economy. Appropriate development, including employment-related development, within the campus will be supported.</i>	Minor change does not significantly affect the findings of the IA.

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			(this will mean that the current paragraph 4.1.3.2 will move to 4.1.3.3)	
P10	48	4.2.2	After. "the Borough's future need for additional space or additional large stores in the food grocery sector is likely to be met by existing commitments" add: . However in the event of further demand emerging for additional convenience floorspace the Council will support such proposals within the PSA of Telford Town Centre ..."	Minor change does not significantly affect the findings of the IA.
P11	51	Policy EC5	Introduce a secondary shopping frontage area within the PSA Development proposals for retail development, which is located between the Primary Shopping Area (PSA) and the Town Centre Boundary will be treated as being edge of centre and will only be supported where it is demonstrated that the proposal cannot be suitably accommodated within the PSA." In the Primary Shopping Area Primary Shopping Frontage the Council will only support changes of use from Use Class A1 to other uses where the proposal: i. Would not harm the retail character of the frontage; and ii. Would complement the other shopping uses within the centre." In the Primary Shopping Area Secondary Shopping Frontage the Council will support changes of use from Use Class A1 to other uses which are complementary to the town centre location."	Minor change does not significantly affect the findings of the IA.
P12	53	Map 3	Map 3 modification	Minor change does not significantly affect the findings of the IA.
P13	54	Policy EC6	ix. Any retail and non-retail use subject to the provisions of Policy EC10	Minor change does not significantly affect the findings of the IA.
P14	50	4.2.1.8	There are a number of out of centre retail parks located in Telford and Wellington that sit outside the borough's hierarchy of centres. The Council acknowledges these retail parks contribute to local shopping needs but does not seek to direct new development to these areas in the first instance so as to protect the vitality and viability of Telford Town Centre.	Minor change does not significantly affect the findings of the IA.

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P15	57	Policy EC8	<p>Out of centre and edge of centre development</p> <p>Development that attracts large numbers of people and has a main town centre function should be consistent with the scale and the function of the centre defined in Policy EC4. The Council will only support proposals for development outside or on the edge of Telford Town Centre, a Market Town, District or Local Centre where suitable sites within these centres cannot be identified though a sequential test.</p> <p>Where a site cannot be identified proposals will require the submission of an impact assessment, where:</p> <ol style="list-style-type: none"> 1. The proposal provides a retail floorspace greater than 500 square metres gross; or 2. The proposal provides a retail floorspace and is located within 500 metres of the boundary of a District Centre and is greater than 300 square metres; or 3. The proposal provides a retail floorspace and is located within 500 metres of a Local Centre and has a floorspace greater than 200 square metres gross. <p>If planning permission is granted for retail development in an out of centre or edge of centre location, the range of goods sold may be restricted either through planning conditions or legal agreement.</p>	
P16	57	4.2.5.2	<p>The NPPF promotes competitive town centre environments and recognises that the borough's centres are integral to communities and therefore their viability and vitality should be supported. One way of positively contributing to the vitality of the borough's centres is by directing major new development into these centres in the first instance and restricting it away from locations outside centres which would divert visitors and trade.</p>	Minor change does not significantly affect the findings of the IA.
P17	58	4.2.6.3	<p>The Council's preferred locations for evening and night time economy uses will be within Southwater and Central Square within Telford Town Centre ..."</p>	Minor change does not significantly affect the findings of the IA.

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P18	59	4.2.7.2	Add new sentence at the beginning of the policy. This policy will be applied to applications for advertisements on retail and non retail shopfronts.	Minor change does not significantly affect the findings of the IA.
P19	62	Policy EC12	Fourth paragraph The Council will support major hotel accommodation within or immediately adjacent to Telford Town Centre, Newport and Wellington Market Towns and the Ironbridge Gorge World Heritage Site	Minor change does not significantly affect the findings of the IA.
P20	71	Figure 7	Minor update to trajectory	Minor change does not significantly affect the findings of the IA.
P21	72	HO4	Insert at the end of the last sentence of the first paragraph of the policy, "... provided this meets a specific need and does not threaten viability of development overall. "	Minor change does not significantly affect the findings of the IA.
P22	74	Para 5.2.2.5	Delete '2015' and replace with '2016' (x2)	Minor change does not significantly affect the findings of the IA.
P23	75	Para 5.2.2.6	Delete the following text, " Taking...plan period. "	Minor change does not significantly affect the findings of the IA.
P24	76	HO6	Delete phrase from m the 2 nd paragraph of the policy as follows " in perpetuity. "	Minor change does not significantly affect the findings of the IA.
P25	77	Para 5.2.4.1	Delete '2004' and replace with '2016'	Minor change does not significantly affect the findings of the IA.
P26	79	Para 5.2.5.1	Planning Policy for traveller sites (2012) (2015)	Minor change does not significantly affect the findings of the IA.

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P27	79	Para 5.2.5.2	Amend first sentence to read, " The Council commissioned published a Gypsy and Traveller Accommodation Assessment (GTAA) in November 2014."	Minor change does not significantly affect the findings of the IA.
P28	88	6.0.3	Insert " canals " after the word "river"	Minor change does not significantly affect the findings of the IA.
P29	88	6.0.1	At end of existing text add 'A significant network of Rights of Way provide significant access throughout the borough.'	Minor change does not significantly affect the findings of the IA.
P30	88	6.0.2	Green infrastructure is an important component of sustainable communities; it provides a range of functions including climate change mitigation, recreation, biodiversity, flood water storage, an appreciation of the historic environment and benefits for health and wellbeing.	Minor change does not significantly affect the findings of the IA.
P31	88	6.0.3	Green infrastructure is 'a network of multi-functional green space, urban and rural, which is capable of delivering a wider range of environmental and quality of life benefits for local communities.' It includes public and private green spaces including parks, sports pitches, children's play areas and private gardens as well as urban and rural features such as highway verges and street trees, heritage assets , rivers and ponds, meadows and grasslands, hedges, woods and fields.	Minor change does not significantly affect the findings of the IA.
P32	90	Policy NE1	iii. (b) habitats and species of principle principal importance	Minor change does not significantly affect the findings of the IA.
P33	91	Para 6.1.6	habitats and species of principle principal importance	Minor change does not significantly affect the findings of the IA.
P34	91	Table 11	Table 11 Categories of designated biodiversity and geodiversity designations	Minor change does not significantly affect the findings of the IA.
P35	93	NE2	Point iii amended to read 'Provide replacement and new enhancement planting which maintains local amenity.'	Minor change does not significantly affect the findings of the IA.

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P36	93	6.2.2	The purpose of Policy NE6 NE2 is to protect these valuable assets.	Minor change does not significantly affect the findings of the IA.
P37	93	NE2	Loss or damage to irreplaceable habitats, including ancient woodlands and veteran trees, cannot be practically compensated and will not be normally acceptable.	Minor change does not significantly affect the findings of the IA.
P38	96	6.3.2.4	Development will be required to address deficiencies in the provision of play and recreation open spaces. Proposals must provide an assessment which demonstrates how they have responded to and addressed the issues and requirements of the Council's strategies as identified in the Local Green Infrastructure Needs Study and Green Infrastructure Framework (2013), the Playing Pitch Strategy (2012) 2015 , Play Strategy (2007-2017) and other relevant strategies and their subsequent updates. Proposals will be expected to address the type and quality of public open space as well as the amount through new provision and/or by improving existing provision.	Minor change does not significantly affect the findings of the IA.
P39	97	6.4.4	Insert ' bridleways and Public Rights of Way ' into bullet point 6.	Minor change does not significantly affect the findings of the IA.
P40	98	6.5.4	All proposals for development within, or likely to effect, a Strategic Landscape should have regard to Telford & Wrekin Landscape Character Appraisal for Strategic Landscapes (2015). Strategic Landscapes Study (December 2015)	Minor change does not significantly affect the findings of the IA.
P41	98	6.5.4	Additional wording ' The Wrekin Forest Strategic Landscape includes part of the Shropshire Hills Area of Outstanding Natural Beauty (AONB) a small part of which falls within the borough. Any proposals affecting the Shropshire Hills AONB will also be required to be consistent with the current AONB Management Plan and any subsequent update. '	Minor change does not significantly affect the findings of the IA.
P42	106/107	8.1.1.3	Additional sentence: Where Public Rights of Way are affected by development the Council expects appropriate protection to be given to help retain those routes and will discharge its obligations in accordance with best practice.	Minor change does not significantly affect the findings of the IA.

Prefix	Page (Reg 19 Version)	Policy Para	Changes (additions in BOLD and deletions in strike through)	IA Screening of Changes
P43	121	9.1.1.3	Include ' Ironbridge ' on fourth bullet point.	Minor change does not significantly affect the findings of the IA.
P44	127	BE 5	Typo second paragraph 'significance of the any heritage'.	Minor change does not significantly affect the findings of the IA.
P45	127	BE 5	Bullet vi include reference to 'non-original' doors	Minor change does not significantly affect the findings of the IA.
P46	129	BE 6	Bullet ii replace ' buildings ' with ' building '	Minor change does not significantly affect the findings of the IA.
P47	130	9.2.5.2	Change ' the Garden History Society ' to ' The Gardens Trust '	Minor change does not significantly affect the findings of the IA.
P48	131	BE8	ii. Where in situ preservation is not justified or proves impractical or inappropriate, provision will be made for its recording and/ or excavation by a competent archaeological organisation before development starts on site and any information which requires recording in a suitable format and added to the Historic Environment Record.	Minor change does not significantly affect the findings of the IA.
P49	140	Policy ER2	<p>Policy ER 2 change first paragraph as follows: Mineral resources within the Mineral Safeguarded Areas and buffer zone areas (displayed on the Policies Map and Map 4) The Council will support non-mineral development will be protected from unnecessary sterilisation by other development unless provided that one of</p> <p>Policy ER 2 (i) delete can and replace with cannot</p> <p>Policy ER 2 (iii) insert mineral can be extracted without in place of prior extraction of minerals would have</p> <p>Policy ER 2 (iii) insert prior to the development taking place in place of such as land stability</p>	The policy has been amended to note only protect Mineral Safeguarded Areas but their buffer zones as well. The IA Framework for site options presented in Table 2.6 of the IA Report has been updated to reflect this change. In particular, the thresholds/standards used. As a result, the

Prefix	Page (Reg 19 Version)	Policy Para	Changes (additions in BOLD and deletions in strike through)	IA Screening of Changes				
			Where prior extraction is established as feasible proposed , conditions will be imposed requiring extraction of viable mineral resources present in advance of construction. Delete: Policy ER 2 (xiv) and (xv)	appraisal of site options presented in Appendix VI have been updated to reflect the changes to the IA Framework. It is important to note that the changes do not significantly affect the findings of the IA as a whole.				
P50	142	Map 4	Update map in relation to BGS data and apply BGS buffers in the rural area	See above.				
P51	148	10.3.1.2	As a result of the new household waste contract the borough will be treating suitable residual household waste at Energy from Waste facilities in Shropshire and Staffordshire which have capacity to accommodate Telford and Wrekin's household waste needs throughout the plan period. This negates the need for expensive, large scale treatment plants within the borough for the duration of the plan period. For this reason consideration should be given to safeguarding existing waste infrastructure so as to maintain continued operation and provide opportunities for expansion of infrastructure, where appropriate, to meet local needs	Minor change does not significantly affect the findings of the IA.				
P52	157	Policy ER12	Insert Extra bullet point to Policy ER 12 "refer to Table 1 and 2 of the Government's Climate Change Allowances guidance and seek contact with the Environment Agency for any detailed river catchment climate change data"	Minor change does not significantly affect the findings of the IA.				
P53	168	Appendix B	Update size of a site within table 20: <table><tr><td>Site Ref</td><td>Site Size (Ha)</td></tr><tr><td>E9</td><td>3.34 3.39</td></tr></table>	Site Ref	Site Size (Ha)	E9	3.34 3.39	Minor change does not significantly affect the findings of the IA.
Site Ref	Site Size (Ha)							
E9	3.34 3.39							

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P54	Page 170	Appendix C	Admaston delete from list of local centres	Distance to existing Local Service Centres were used as a standard within the IA Framework to consider site options against IA Objective 10. Following review of Appendix VI, the removal of Admaston as a Local Service Centre does not affect the appraisal of any site options. It is therefore considered that this change does not significantly affect the findings of the IA.																										
P55	Page 170	Appendix C	Sutton Hill North (Queen Street) Hills Lane	Minor change does not significantly affect the findings of the IA.																										
P56	171	Appendix D	Update site sizes within Table 21 <table><tr><th>Site Ref</th><th>Site Size (Ha)</th></tr><tr><td>H1</td><td>41.886</td></tr><tr><td>H2</td><td>61.424 57.016</td></tr><tr><td>H3</td><td>5.290</td></tr><tr><td>H4</td><td>2.249 3.135</td></tr><tr><td>H5</td><td>2.085 3.445</td></tr><tr><td>H6</td><td>3.385</td></tr><tr><td>H7</td><td>8.284</td></tr><tr><td>H8</td><td>6.310</td></tr><tr><td>H9</td><td>0.708</td></tr><tr><td>H10</td><td>34.895 42.367</td></tr><tr><td>H11</td><td>1.202</td></tr><tr><td>H12</td><td>3.255</td></tr></table>	Site Ref	Site Size (Ha)	H1	41.886	H2	61.424 57.016	H3	5.290	H4	2.249 3.135	H5	2.085 3.445	H6	3.385	H7	8.284	H8	6.310	H9	0.708	H10	34.895 42.367	H11	1.202	H12	3.255	The changes are as a result of an error in the GIS software. The boundary of the sites has not been amended; therefore, the proposed changes do not significantly affect the findings of the IA.
Site Ref	Site Size (Ha)																													
H1	41.886																													
H2	61.424 57.016																													
H3	5.290																													
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			H13	4.544	
			H14	2.26 2.261	
			H15	2.55 2.553	
			H16	6.57 6.571	
			H17	13.82	
P57	180	Appendix E Parking Standards for A5 uses	Under 'car parking spaces' change to '1 space per 20 sqm of GFA '		Minor change does not significantly affect the findings of the IA.
P58	Page 189	Appendix I Glossary	Add Heritage statement – A statement that: identifies the special character and significance of any heritage asset; whether there is a demonstrable need for the works to it; assesses the likely impact of the development on that asset; and how this has been addressed through design considerations.		Minor change does not significantly affect the findings of the IA.
P59	Page 190	Appendix I Glossary	Add Shopfront – this refers to frontages to uses within the A1 Use Class (shops) as well as other commercial uses within the A Use Classes (A2 to A5)		Minor change does not significantly affect the findings of the IA.
P58	Policies Map	Policies Map	Remove land at AFC Telford United - SJ 366250 311302 from Green Network.		Minor change does not significantly affect the findings of the IA.
P59	Policies Map	Policies Map	Remove land at SJ69168 09596 from Green Network. Use boundary of planning application TWC/2016/0168 to show area removed from GN.		Minor change does not significantly affect the findings of the IA.
P60	Policies Map	Policies Map	To move 3 LNRs from the 'proposed' to the 'existing' category – Dothill LNR, Granville LNR extension & Madeley Pitmounds LNR		Minor change does not significantly affect the findings of the IA.
P61	Policies Map	Polices Map	Include locations of local centres on the Policies Map		Minor change does not significantly affect the findings of the IA.
P62	p.6 p.16	Appendix II para 1.23, Appendix II para 1.80,	Harper Adams University College		Minor change does not significantly affect the findings of the IA.

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	p.39	Appendix II para 1.194		