



Uttlesford Local Development Framework
Uttlesford Core Strategy – Further Consultation on Preferred Options

Sustainability Appraisal

February 2010

Introduction

1. The Local Development Framework (LDF) is made up of a series of planning documents that are subject to Sustainability Appraisal throughout their development to assess the likely social, economic and environmental impacts of the policies and proposals within them.
2. So far the Council has concentrated on preparation of the Core Strategy. In 2006 the Council commissioned White Young Green (WYG) to undertake the sustainability appraisal of the Core Strategy. The following documents have already been published and are available on the Council's website at www.uttlesford.gov.uk
 - Scoping Report (June 2006)
 - Initial Sustainability Appraisal of Core Strategy Options (January 2007)
 - Sustainability Appraisal of Preferred Options Document (November 2007)
3. In preparing the above documents WYG have developed a framework of sustainability objectives which integrate social, economic and environmental considerations.
4. The last stage of consultation on the Core Strategy was on the Preferred Options carried out in November 2007 to January 2008. The Council is now at the stage of reviewing the Core Strategy in response to representations made at the Preferred Options stage and additional study work and further consultation will take place between 15 February 2010 and 9 April 2010.
5. The issues which the Council is particularly seeking views on during this consultation are:
 - Options for delivering the balance of the housing requirement (taking into account that the preferred option is for 3,000 homes to be developed in a new settlement to the North East Elsenham the Core Strategy also has to identify locations for a further 1,000 homes)
 - Development scenarios for Stansted Airport
 - Review of other strategic policies

6. In relation to the housing options the Council has carried out a separate Comparative Sustainability Assessment (CSA) which looks specifically at the new settlement element of the preferred housing strategy. The CSA is available on the Council's website. The document links the sustainability work previously carried out, the questions and concerns of residents and the evidence base and information provided by stakeholders to come to some conclusions about the sustainability and deliverability of the new settlement to the north east of Elsenham. It also compares this with the other options that were outlined in the preferred options consultation document, alternative new settlement proposals and a further option of distributing housing more widely through the District.
7. In order to develop a sound strategy for delivering the remainder of the housing a separate sustainability appraisal has been carried out to determine the scale of development appropriate in the towns and key villages. This is also available on the Council's website along with the sustainability appraisal of the scenarios for development at Stansted Airport.
8. This appraisal looks at the objectives and policies which were published in the Preferred Options Consultation in 2007. It attempts to assess the likely impacts of proposed changes to the objectives and policies on the environmental, economic and social objectives using the assessment done by White Young Green as a baseline. This appraisal also looks at new objectives and policies which the Council is suggesting as a result of additional work which has been carried out. These new policies are tested against the same sustainability objectives.
9. This appraisal uses the same scoring system as the White Young Green work throughout this document.

- √ - Option moving towards the achievement of Sustainability Appraisal Objective
- X – Option moving away from achievement of Sustainability Appraisal Objective
- ? – Unknown: depends on how the option will be implemented
- n – Neutral: no relationship with Sustainability Objective

10. If you have any comments on this or any other of the sustainability appraisal work then please write to:

**The Planning Policy Team
Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex
CB11 4ER**

Your comments need to be received before 9 April 2010. If you have any questions about this appraisal please contact the Policy Team on 01799 510454 or 01799 510461 or e-mail planning@uttlesford.gov.uk

Sustainability Appraisal - Review of the Core Strategy Objectives and Policies

I. Objectives

Preferred Options Objective 15

The Core Strategy as a whole will need to be sufficiently robust to accommodate the uncertainty surrounding the level of airport development by 2021, whether the current movement and passenger caps remain in place, the Government permits full use of the runway or a second runway is permitted and passenger throughput increases to 68 million passengers a year.

As a result of the work which the Council has done on the scenarios for Stansted Airport a change is suggested to objective 15 which relates to the assessment of the most likely scenario for development at Stansted Airport and the implications that this will have for the Core Strategy. The Council is suggesting that Objective 15 should be revised to say:

Revised Objective 15

The Core Strategy as a whole will need to be sufficiently robust to accommodate development at the airport which equates to full use of the existing runway at around 35 million passengers per annum

Sustainability Objectives	Assessment of Preferred Options Objective 15 (White Young Green - Nov 2007)		Assessment of Revised Objective 15 (UDC)
	Assessment	Comment	
1. Enhance and conserve the Countryside	√	Objectives are directly supportive of each other	√
2. Retain and Enhance Biodiversity	n	Not addressed by this option	n

Sustainability Objectives	Assessment of Preferred Options Objective 15 (White Young Green - Nov 2007)		Assessment of Revised Objective 15 (UDC)
	Assessment	Comment	
3. Conserve the historic built environment	n	Not addressed by this option	n
4. Provide a high standard of design and maintenance for historic buildings and their surroundings	n	Not addressed by this option	n
5. Reduce and control noise	n	Not addressed by this option	n
6. Reduce and control pollution of air, water and soil	n	Not addressed by this option	n
7. Conserve energy and improve the efficient use of natural resources	n	Not addressed by this option	n
8. Deal with threats posed by flooding	n	Not addressed by this option	n
9. Reduce waste and increase recycling	n	Not addressed by this option	n
10. Encourage the use of public transport, walking and cycling	√	Objectives are directly supportive of each other	√
11. Integrate Modes of Transport and concentrate	√	Objectives are directly supportive of each other	√

Sustainability Objectives	Assessment of Preferred Options Objective 15 (White Young Green - Nov 2007)		Assessment of Revised Objective 15 (UDC)
	Assessment	Comment	
development and facilities in town centres			
12. Improve rural public transport	√	Objectives are directly supportive of each other	√
13.Reduce the number of road casualties and ensure ease of pedestrian movement especially for the disabled	n	Objectives are directly supportive of each other	n
14, Reduce the level of violent crime and burglary and fear of crime.	n	Not addressed by this option	n
15. Reduce vandalism and anti social behaviour especially linked to drugs and alcohol	n	Not addressed by this option	n
16. Improve access to healthcare facilities	n	Not addressed by this option	n
17. Improve sports and cultural facilities	n	Not addressed by this option	n
18. Improve services for young people	n	Not addressed by this option	n

Sustainability Objectives	Assessment of Preferred Options Objective 15 (White Young Green - Nov 2007)		Assessment of Revised Objective 15 (UDC)
	Assessment	Comment	
19. Provide housing to meet local needs, especially affordable housing for young people and low paid workers	n	Not addressed by this option	n
20. Reduce inequalities between areas, promote social inclusion, and support cultural identity	n	Not addressed by this option	n
21. Improve school leavers' qualifications and training	n	Not addressed by this option	n
22. Help socially and environmentally responsible business growth	√	Objectives are directly supportive of each other	√
23. Support the rural economy and village facilities	n	Not addressed by this option	n
24. Ensure the vitality of town centres	n	Not addressed by this option	n

Conclusion

Although the assessment score for the objective has not changed it is clear from the sustainability work on the scenarios for Stansted Airport that Scenario 2 – maximum use of the existing runway has clear benefits in terms of impact on the countryside because of the reduced environmental impacts from the land take associated with the extension of the airport and the cut and fill operation to create the second runway. The noise impacts associated with full use of the existing runway is another significant areas where this scenario performs better than a two runway airport scenario.

New Objective – Open Space

The preferred options consultation did not include an objective in relation to the provision of open space etc. This has been identified as an issue within the district and the Council is suggesting that the following objective should be included. This new objective is assessed in the table below.

To protect existing open space, play, sport and recreational facilities and provide enough new facilities to meet the community’s needs.

Sustainability Objectives	Assessment of New objective (UDC)	Comment
1. Enhance and conserve the Countryside	√	Development will result in loss of countryside but potential to provide access to areas of countryside to support awareness and conservation initiatives where appropriate
2. Retain and Enhance Biodiversity	√	Potential to provide recreation and greenspace for the benefit of biodiversity
3. Conserve the historic built environment	n	Not addressed by this option
4. Provide a high standard of design and maintenance for historic buildings and their	n	Not addressed by this option

Sustainability Objectives	Assessment of New objective (UDC)	Comment
surroundings		
5. Reduce and control noise	x	Potential to increase noise levels in areas where access was not previously available.
6. Reduce and control pollution of air, water and soil	√/?	Provision of green space and it's planting may help to compensate for increased vehicle emissions
7. Conserve energy and improve the efficient use of natural resources	n	Not addressed by this option
8. Deal with threats posed by flooding	n	Not addressed by this option
9. Reduce waste and increase recycling	n	Not addressed by this option
10. Encourage the use of public transport, walking and cycling	√	Open space provision linked to existing walking and cycling routes and provides opportunities for new walking/cycling
11. Integrate Modes of Transport and concentrate development and facilities in town centres	n	Not addressed by this option
12. Improve rural public transport	n	Not addressed by this option
13. Reduce the number of road casualties and ensure ease of pedestrian movement especially for the disabled	n	Not addressed by this option
14. Reduce the level of violent crime and burglary and fear of crime.	n	Not addressed by this option
15. Reduce vandalism and anti social behaviour especially linked to drugs and alcohol	n	Not addressed by this option
16. Improve access to healthcare facilities	n	Not addressed by this option
17. Improve sports and cultural facilities	√	Objectives are directly supportive of each other
18. Improve services for young people	√	Objectives are directly supportive of each other
19. Provide housing to meet local needs,	n	Not addressed by this option

Sustainability Objectives	Assessment of New objective (UDC)	Comment
especially affordable housing for young people and low paid workers		
20. Reduce inequalities between areas, promote social inclusion, and support cultural identity	√	Objectives are directly supportive of each other
21. Improve school leavers' qualifications and training	√	Objectives are directly supportive of each other
22. Help socially and environmentally responsible business growth	n	Not addressed by this option
23. Support the rural economy and village facilities	√	Potential to increase access to village facilities
24. Ensure the vitality of town centres	n	Not addressed by this option

Conclusions

The objective has potential benefits for biodiversity. Additional open space, recreational facilities etc have the potential to encourage walking and cycling, such facilities are likely to benefit young people and increase the range of facilities particularly in rural areas. The main disadvantage of this objective is that it is likely to result in an increase in noise in areas which might not have been noisy before. Appropriate mitigation will be needed to overcome this issue.

II. Policies

Policy E1 – Employment Strategy

Preferred Options Policy

New and existing employment will be supported by:

- Safeguarding land within Stansted Airport for operational and directly associated airport employment as set out in the RSS
- Safeguarding existing employment sites where they remain appropriate in sustainability terms.
- Supporting alternative work practices which reduce the need to travel, including working from home
- Identifying 25ha of additional employment land in site allocations DPDs in the following locations;
 - Allocating land in DPDs at Saffron Walden for B1 development
 - Allocating land in DPDs for B2/B8 industrial/warehousing close to the M11 and Stansted
 - Allocating land in DPDs for B1 Research and development in the Cambridge Sub-Region
 - Allowing the relocation and growth of firms to take place on sites beyond development limits. Sites will need to be justified and assessed against policy criteria set out in other DPDs

The Council is coming under increasing pressure to release safeguarded employment sites for alternative uses, particularly housing. In the Preferred Options further consultation document three alternative approaches are being suggested. These alternative approaches are scored against the sustainability objectives in the table below.

Sustainability Objectives	Assessment of Preferred Options Policy E1 (White Young Green - Nov 2007)		Assessment of Options (UDC)		
	Assessment	Comment	Option 1	Option 2	Option 3
			Continue to safeguard existing employment sites	Release the existing employment sites for alternative uses e.g. housing new employment sites would have to be found elsewhere	Release part of site for alternative uses e.g. housing
1. Enhance and conserve the Countryside	x	Potential for allocation of additional employment land to encroach on to green belt.	√	x	√/?
2. Retain and Enhance Biodiversity	x	Potential for allocation of additional employment land to encroach on to green belt.	√	x	√/?
3. Conserve the historic built environment	?	There is a risk that economic driven growth will place development pressure on historic built environment, However this risk could be controlled if the historic built environment is given adequate consideration to conserve it through all stages of	?	?	?

Sustainability Objectives	Assessment of Preferred Options Policy E1 (White Young Green - Nov 2007)		Assessment of Options (UDC)		
	Assessment	Comment	Option 1	Option 2	Option 3
			Continue to safeguard existing employment sites	Release the existing employment sites for alternative uses e.g. housing new employment sites would have to be found elsewhere	Release part of site for alternative uses e.g. housing
		development.			
4. Provide a high standard of design and maintenance for historic buildings and their surroundings	?	There is a risk that economic driven growth will place development pressures on historic built environment and their surrounds. However this risk could be controlled if the historic built environment is given adequate consideration to conserve it throughout all stages of development	?	?	?
5. Reduce and control noise	x	Potential to increase noise associated with increased economic activities as a result of increased growth and development	x	x	x

Sustainability Objectives	Assessment of Preferred Options Policy E1 (White Young Green - Nov 2007)		Assessment of Options (UDC)		
	Assessment	Comment	Option 1	Option 2	Option 3
			Continue to safeguard existing employment sites	Release the existing employment sites for alternative uses e.g. housing new employment sites would have to be found elsewhere	Release part of site for alternative uses e.g. housing
6. Reduce and control pollution of air, water and soil	x	Potential to increase incidents of pollution of air, water and soil from any increase in development	x	x	x
7. Conserve energy and improve the efficient use of natural resources	x/√	Potential for development to increase overall energy consumption through increased energy utilisation. However, support for alternative work practises will reduce the need for travel and demand on fuel/natural resources.	x/√	x/?	x/√
8. Deal with threats posed by flooding	?	Potential for increased development to place pressures on floodplain areas	?	?	?

Sustainability Objectives	Assessment of Preferred Options Policy E1 (White Young Green - Nov 2007)		Assessment of Options (UDC)		
	Assessment	Comment	Option 1	Option 2	Option 3
			Continue to safeguard existing employment sites	Release the existing employment sites for alternative uses e.g. housing new employment sites would have to be found elsewhere	Release part of site for alternative uses e.g. housing
9. Reduce waste and increase recycling	x/?	Potential to generate greater volumes of waste	x/?	x/?	x/?
10. Encourage the use of public transport, walking and cycling	√	Policy E1 does not directly encourage the use of public transport, however because it aims to support alternative work practices which reduce the need to travel this is likely to encourage the use of walking to facilities if employees work from home.	√	x/?	√
11. Integrate Modes of Transport and concentrate development and facilities in town	√	Potential to identify areas to integrate transport to concentrate growth and development where most beneficial.	√	x/?	√

Sustainability Objectives	Assessment of Preferred Options Policy E1 (White Young Green - Nov 2007)		Assessment of Options (UDC)		
	Assessment	Comment	Option 1	Option 2	Option 3
			Continue to safeguard existing employment sites	Release the existing employment sites for alternative uses e.g. housing new employment sites would have to be found elsewhere	Release part of site for alternative uses e.g. housing
centres					
12. Improve rural public transport	√	Potential to enhance rural public transport network to access developed areas supporting growth and development	√	x/?	√
13.Reduce the number of road casualties and ensure ease of pedestrian movement especially for the disabled	√	Policy E1 aims to support alternative work practises which reduce the need to travel	√	x/?	√
14. Reduce the level of violent crime and burglary and fear of crime.	n	Not addressed by this option	n	n	n

Sustainability Objectives	Assessment of Preferred Options Policy E1 (White Young Green - Nov 2007)		Assessment of Options (UDC)		
	Assessment	Comment	Option 1	Option 2	Option 3
			Continue to safeguard existing employment sites	Release the existing employment sites for alternative uses e.g. housing new employment sites would have to be found elsewhere	Release part of site for alternative uses e.g. housing
15. Reduce vandalism and anti social behaviour especially linked to drugs and alcohol	n	Not addressed by this option	n	n	n
16. Improve access to healthcare facilities	n	Not addressed by this option	n	n	n
17. Improve sports and cultural facilities	n	Not addressed by this option	n	n	n
18. Improve services for young people	√/?	Potential to provide increased opportunities and services for young people such as trainee programmes and graduate employment in development areas.	√/?	√/?	√/?
19. Provide housing	√/?	Potential to provide increased	√/?	√	√

Sustainability Objectives	Assessment of Preferred Options Policy E1 (White Young Green - Nov 2007)		Assessment of Options (UDC)		
	Assessment	Comment	Option 1	Option 2	Option 3
			Continue to safeguard existing employment sites	Release the existing employment sites for alternative uses e.g. housing new employment sites would have to be found elsewhere	Release part of site for alternative uses e.g. housing
to meet local needs, especially affordable housing for young people and low paid workers		opportunities and services for young people such as trainee programmes and graduate employment in development areas.			
20. Reduce inequalities between areas, promote social inclusion, and support cultural identity	n	Not addressed by this option	n	n	n
21. Improve school leavers' qualifications and training	n	Not addressed by this option	n	n	n
22. Help socially and environmentally responsible business	?/√	Objectives will be directly supportive of each other assuming social and	?/√	?/√	?/√

Sustainability Objectives	Assessment of Preferred Options Policy E1 (White Young Green - Nov 2007)		Assessment of Options (UDC)		
	Assessment	Comment	Option 1	Option 2	Option 3
			Continue to safeguard existing employment sites	Release the existing employment sites for alternative uses e.g. housing new employment sites would have to be found elsewhere	Release part of site for alternative uses e.g. housing
growth		environmental aspects are given sufficient consideration through all areas of development.			
23. Support the rural economy and village facilities	√	Objectives will be directly supportive of each other	x	√/?	x
24. Ensure the vitality of town centres	√	Objectives will be directly supportive of each other	√	?/x	√

Conclusions

In option 1 most existing safeguarded sites are within towns/villages. Continuing to safeguard these sites reduces the need for additional employment land which would encroach on countryside or green belt but there is a risk that these sites will not come forward and objectives to support local employment may not be met. There is a risk that economic driven growth will place development pressures on historic built environment and their surrounds. However this risk could be controlled if the historic built

environment is given adequate consideration to conserve it throughout all stages of development. All development will have the potential to increase overall energy consumption through energy utilisation. Sites within existing centres have more potential to reduce the need for travel particularly by car and demand on fuel/natural resources. Option 2 performs less well in this respect because sites could be some distance from main centres. Noise and pollution will particularly be issues for Option 3 where the type of employment use may need to be restricted in close proximity to homes. Options 1 and 3 perform better than option 2 in relation to objectives to cut car use because most of the existing allocated sites are within the towns and key villages where there are likely to be significant benefits in encouraging people to walk, cycle and use public transport for their journey to work. Option 2 could have these benefits but this will be dependent on location and this is less certain. All development has the potential to increase noise and incidents of pollution. This could potentially be a greater issue in relation to option 3 where homes and employment uses will be in close proximity – mitigation will be required to make sure that the impacts are within acceptable limits. Options 1 and 3 are less likely to support the rural economy and villages facilities but depending on the location of the identified sites option 2 could help to meet these objectives.

Further Options

In response to the Preferred Option policy there were some objections to the suggested policy criteria in Policy E1 which would allow for employment growth beyond development limits where certain sustainable policy criteria were met. In order to test this approach further alternative options are being suggested for further consultation these are set out and scored in the table below:

Sustainability Objectives	Assessment of Preferred Options Policy E1 (White Young Green - Nov 2007)		Assessment of Options (UDC)		
	Assessment	Comment	Option 1	Option 2	Option 3
			Allow relocation and growth of firms on sites beyond development limits subject to criteria	Allocate suitable sites	Accept that all needs cannot be met within Uttlesford because of the rural nature of the district.
1. Enhance and conserve the Countryside	x	Potential for allocation of additional employment land to encroach on to green belt.	x	x/?	√/?
2. Retain and Enhance Biodiversity	x	Potential for allocation of additional employment land to encroach on to green belt.	x	x/?	√/?
3. Conserve the historic built environment	?	There is a risk that economic driven growth will place development pressure on historic built environment, However this risk could be controlled if the historic built environment is given adequate consideration to conserve it through all stages of development.	?	?/√	?
4. Provide a high standard of design	?	There is a risk that economic driven growth will place	?	?/√	?

Sustainability Objectives	Assessment of Preferred Options Policy E1 (White Young Green - Nov 2007)		Assessment of Options (UDC)		
	Assessment	Comment	Option 1 Allow relocation and growth of firms on sites beyond development limits subject to criteria	Option 2 Allocate suitable sites	Option 3 Accept that all needs cannot be met within Uttlesford because of the rural nature of the district.
and maintenance for historic buildings and their surroundings		development pressures on historic built environment and their surrounds. However this risk could be controlled if the historic built environment is given adequate consideration to conserve it throughout all stages of development			
5. Reduce and control noise	x	Potential to increase noise associated with increased economic activities as a result of increased growth and development	x	x	x
6. Reduce and control pollution of air, water and soil	x	Potential to increase incidents of pollution of air, water and soil from any increase in development	x	x	x
7. Conserve energy and improve the	x/√	Potential for development to increase overall energy	x/?	√/?	x

Sustainability Objectives	Assessment of Preferred Options Policy E1 (White Young Green - Nov 2007)		Assessment of Options (UDC)		
	Assessment	Comment	Option 1 Allow relocation and growth of firms on sites beyond development limits subject to criteria	Option 2 Allocate suitable sites	Option 3 Accept that all needs cannot be met within Uttlesford because of the rural nature of the district.
efficient use of natural resources		consumption through increased energy utilisation. However, support alternative work practises will reduce the need for travel and demand on fuel/natural resources.			
8. Deal with threats posed by flooding	?	Potential for increased development to place pressures on floodplain areas	?	?	?
9. Reduce waste and increase recycling	x/?	Potential to generate greater volumes of waste	x/?	x/?	x/?
10. Encourage the use of public transport, walking and cycling	√	Policy E1 does not directly encourage the use of public transport, however because it aims to support alternative work practices which reduce the need to travel this is likely to encourage the use of walking to facilities if	x	√?	x

Sustainability Objectives	Assessment of Preferred Options Policy E1 (White Young Green - Nov 2007)		Assessment of Options (UDC)		
	Assessment	Comment	Option 1 Allow relocation and growth of firms on sites beyond development limits subject to criteria	Option 2 Allocate suitable sites	Option 3 Accept that all needs cannot be met within Uttlesford because of the rural nature of the district.
		employees work from home.			
11. Integrate Modes of Transport and concentrate development and facilities in town centres	√	Potential to identify areas to integrate transport to concentrate growth and development where most beneficial.	x/?	√/?	x/?
12. Improve rural public transport	√	Potential to enhance rural public transport network to access developed areas supporting growth and development	x/?	√/?	x
13.Reduce the number of road casualties and ensure ease of pedestrian movement especially for the disabled	√	Policy E1 aims to support alternative work practises which reduce the need to travel	x/?	√/?	x
14, Reduce the level	n	Not addressed by this option	n	n	n

Sustainability Objectives	Assessment of Preferred Options Policy E1 (White Young Green - Nov 2007)		Assessment of Options (UDC)		
	Assessment	Comment	Option 1 Allow relocation and growth of firms on sites beyond development limits subject to criteria	Option 2 Allocate suitable sites	Option 3 Accept that all needs cannot be met within Uttlesford because of the rural nature of the district.
of violent crime and burglary and fear of crime.					
15. Reduce vandalism and anti social behaviour especially linked to drugs and alcohol	n	Not addressed by this option	n	n	n
16. Improve access to healthcare facilities	n	Not addressed by this option	n	n	n
17. Improve sports and cultural facilities	n	Not addressed by this option	n	n	n
18. Improve services for young people	√/?	Potential to provide increased opportunities and services for young people such as trainee programmes and graduate employment in development areas.	√/?	√/?	x
19. Provide housing	√/?	Potential to provide increased	√/?	√/?	x

Sustainability Objectives	Assessment of Preferred Options Policy E1 (White Young Green - Nov 2007)		Assessment of Options (UDC)		
	Assessment	Comment	Option 1 Allow relocation and growth of firms on sites beyond development limits subject to criteria	Option 2 Allocate suitable sites	Option 3 Accept that all needs cannot be met within Uttlesford because of the rural nature of the district.
to meet local needs, especially affordable housing for young people and low paid workers		opportunities and services for young people such as trainee programmes and graduate employment in development areas.			
20. Reduce inequalities between areas, promote social inclusion, and support cultural identity	n	Not addressed by this option	n	n	n
21. Improve school leavers' qualifications and training	n	Not addressed by this option	n	n	n
22. Help socially and environmentally responsible business growth	?/√	Objectives will be directly supportive of each other assuming social and environmental aspects are given sufficient consideration through all areas of	?/√	?/√	?/√

Sustainability Objectives	Assessment of Preferred Options Policy E1 (White Young Green - Nov 2007)		Assessment of Options (UDC)		
	Assessment	Comment	Option 1 Allow relocation and growth of firms on sites beyond development limits subject to criteria	Option 2 Allocate suitable sites	Option 3 Accept that all needs cannot be met within Uttlesford because of the rural nature of the district.
		development.			
23. Support the rural economy and village facilities	√	Objectives will be directly supportive of each other	?	√	x
24. Ensure the vitality of town centres	√	Objectives will be directly supportive of each other	x	√	x

Conclusions

Allocating sites gives greater control to avoid sensitive sites near historic built environment. If firms relocate outside the district there is potential to avoid sensitive areas but all development has the potential to increase pollution incidents including noise. Development will increase energy consumption overall but allocating sites in main centres has the potential to reduce travel by car and encourage people to use other means of transport for their journey to work. Existing firms locating outside the district could lead to greater travel distances for local employees and these journeys are more likely to be made by car. The loss of local firms could also mean fewer opportunities close to home for young people on trainee programmes . The loss of local firms could also have a detrimental impact on the rural economy and the vitality of town centres.

Additional Criteria

There are two new criteria which the Council is suggesting should be included in Policy E1. The first relates to the need for employment floorspace to be included in the proposed new settlement to the north east of Elsenham in order to secure local jobs. The second is to include reference to the conversion of rural buildings for employment use which is current policy but has not been included in the Core Strategy.

Sustainability Objectives	Assessment of Preferred Options Policy E1 (White Young Green - Nov 2007)		Assessment of Additional Policy Criteria (UDC)	
	Assessment	Comment	Amend policy to refer to employment allocation in New Settlement	Include reference to conversion of rural buildings
1. Enhance and conserve the Countryside	x	Potential for allocation of additional employment land to encroach on to green belt.	x	√
2. Retain and Enhance Biodiversity	x	Potential for allocation of additional employment land to encroach on to green belt.	x	√/?
3. Conserve the historic built environment	?	There is a risk that economic driven growth will place development pressure on historic built environment, However this risk could be controlled if the historic built environment is given adequate consideration to conserve it through all stages of	√	?

Sustainability Objectives	Assessment of Preferred Options Policy E1 (White Young Green - Nov 2007)		Assessment of Additional Policy Criteria (UDC)	
	Assessment	Comment	Amend policy to refer to employment allocation in New Settlement	Include reference to conversion of rural buildings
		development.		
4. Provide a high standard of design and maintenance for historic buildings and their surroundings	?	There is a risk that economic driven growth will place development pressures on historic built environment and their surrounds. However this risk could be controlled if the historic built environment is given adequate consideration to conserve it throughout all stages of development	n	√
5. Reduce and control noise	x	Potential to increase noise associated with increased economic activities as a result of increased growth and development	x	x
6. Reduce and control pollution of air, water and soil	x	Potential to increase incidents of pollution of air, water and soil from any increase in development	x	x
7. Conserve energy and improve the efficient use of natural resources	x/√	Potential for development to increase overall energy consumption through increased energy utilisation.	x/√	x/√

Sustainability Objectives	Assessment of Preferred Options Policy E1 (White Young Green - Nov 2007)		Assessment of Additional Policy Criteria (UDC)	
	Assessment	Comment	Amend policy to refer to employment allocation in New Settlement	Include reference to conversion of rural buildings
		However, support alternative work practises will reduce the need for travel and demand on fuel/natural resources.		
8. Deal with threats posed by flooding	?	Potential for increased development to place pressures on floodplain areas	?	√
9. Reduce waste and increase recycling	x/?	Potential to generate greater volumes of waste	X/?	√/?
10. Encourage the use of public transport, walking and cycling	√	Policy E1 does not directly encourage the use of public transport, however because it aims to support alternative work practices which reduce the need to travel this is likely to encourage the use of walking to facilities if employees work from home.	√	x/?
11. Integrate Modes of Transport and concentrate development and facilities in town centres	√	Potential to identify areas to integrate transport to concentrate growth and development where most beneficial.	√	x

Sustainability Objectives	Assessment of Preferred Options Policy E1 (White Young Green - Nov 2007)		Assessment of Additional Policy Criteria (UDC)	
	Assessment	Comment	Amend policy to refer to employment allocation in New Settlement	Include reference to conversion of rural buildings
12. Improve rural public transport	√	Potential to enhance rural public transport network to access developed areas supporting growth and development	√	x
13.Reduce the number of road casualties and ensure ease of pedestrian movement especially for the disabled	√	Policy E1 aims to support alternative work practises which reduce the need to travel	√	x
14, Reduce the level of violent crime and burglary and fear of crime.	n	Not addressed by this option	n	n
15. Reduce vandalism and anti social behaviour especially linked to drugs and alcohol	n	Not addressed by this option	n	n
16. Improve access to healthcare facilities	n	Not addressed by this option	n	n
17. Improve sports and cultural facilities	n	Not addressed by this option	n	n

Sustainability Objectives	Assessment of Preferred Options Policy E1 (White Young Green - Nov 2007)		Assessment of Additional Policy Criteria (UDC)	
	Assessment	Comment	Amend policy to refer to employment allocation in New Settlement	Include reference to conversion of rural buildings
18. Improve services for young people	√/?	Potential to provide increased opportunities and services for young people such as trainee programmes and graduate employment in development areas.	√	√/?
19. Provide housing to meet local needs, especially affordable housing for young people and low paid workers	√/?	Potential to provide increased opportunities and services for young people such as trainee programmes and graduate employment in development areas.	√	√/?
20. Reduce inequalities between areas, promote social inclusion, and support cultural identity	n	Not addressed by this option	n	n
21. Improve school leavers' qualifications and training	n	Not addressed by this option	n	n
22. Help socially and environmentally responsible business growth	?/√	Objectives will be directly supportive of each other assuming social and environmental aspects are	?/√	?/√

Sustainability Objectives	Assessment of Preferred Options Policy E1 (White Young Green - Nov 2007)		Assessment of Additional Policy Criteria (UDC)	
	Assessment	Comment	Amend policy to refer to employment allocation in New Settlement	Include reference to conversion of rural buildings
		given sufficient consideration through all areas of development.		
23. Support the rural economy and village facilities	√	Objectives will be directly supportive of each other	?/√	√
24. Ensure the vitality of town centres	√	Objectives will be directly supportive of each other	√	x

Conclusions

Employment within the new settlement has a number of benefits. Impacts on the historic environment are likely to be reduced; the proposed development will encourage walking and cycling and could provide local training and job opportunities, particularly for young people. The new settlement is in a greenfield location resulting in loss of countryside and potential loss of biodiversity. All development will potentially increase noise and potential for pollution incidents.

Conversion of rural buildings can help restore historic buildings. Depending on their location they are less likely to support objectives to encourage alternative modes of travel but they can support the rural economy and village facilities.

Policy GA1 - Accessible Development

The Council considers there should be more detail in the Core Strategy to explain what the strategy for transport and accessibility in the District should be. A revised policy is suggested which is tested below.

Preferred Options Policy	Suggested Revised Policy
<p>New development should be accessible by public transport, and support means of transport other than the car with high quality pedestrian and cycle links to services and facilities.</p>	<p>Development and transport planning will be co-ordinated to reduce the need to travel by car, increase public transport use, cycling and walking to improve accessibility within the district. To achieve this</p> <ul style="list-style-type: none"> • Development should be located where it is most accessible and will encourage people to use other modes of travel apart from the car • Development will be managed so that it does not result in a reduction in air quality and improves road safety • New development should be linked with high quality pedestrian and cycle links to services and facilities and the wider footpath and cycle networks

Sustainability Objectives	Assessment of Preferred Options Policy GA1 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Proposed wording change to policy including additional criteria re. air quality and road safety
1. Enhance and conserve the Countryside	√	Potential to benefit the countryside by reducing the number of vehicles on the roads	√
2. Retain and Enhance Biodiversity	√	Potential to benefit biodiversity by reducing	√

Sustainability Objectives	Assessment of Preferred Options Policy GA1 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Proposed wording change to policy including additional criteria re. air quality and road safety
		vehicle impacts on flora and fauna	
3. Conserve the historic built environment	n	Not addressed by this option	n
4. Provide a high standard of design and maintenance for historic buildings and their surroundings	√	Potential to increase the aesthetic surroundings of historic buildings and their enjoyment/use by cyclists and pedestrians	√
5. Reduce and control noise	√	Potential reduction in the number of vehicles on the road may result in decreased noise levels	√
6. Reduce and control pollution of air, water and soil	√	Potential for reduction in vehicle emissions to air	√
7. Conserve energy and improve the efficient use of natural resources	√	Potential for reduction in vehicle fuel consumption	√
8. Deal with threats posed by flooding	n	Not addressed by this option	n
9. Reduce waste and increase recycling	n	Not addressed by this option	n
10. Encourage the use of public transport, walking and cycling	√	Objectives are directly supportive of each other	√
11. Integrate Modes of Transport and concentrate development and facilities in town centres	√	Objectives are directly supportive of each other	√

Sustainability Objectives	Assessment of Preferred Options Policy GA1 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Proposed wording change to policy including additional criteria re. air quality and road safety
12. Improve rural public transport	√	Objectives are directly supportive of each other	√
13.Reduce the number of road casualties and ensure ease of pedestrian movement especially for the disabled	√	Potential to reduce the number of road casualties by reducing the number of vehicles on the road	√
14, Reduce the level of violent crime and burglary and fear of crime.	n	Not addressed by this option	n
15. Reduce vandalism and anti social behaviour especially linked to drugs and alcohol	n	Not addressed by this option	n
16. Improve access to healthcare facilities	n	Not addressed by this option	n
17. Improve sports and cultural facilities	√	Objectives are directly supportive of each other	√
18. Improve services for young people	n	Not addressed by this option	n
19. Provide housing to meet local needs, especially affordable housing for young people and low paid workers	n	Not addressed by this option	n
20. Reduce inequalities between areas, promote social inclusion, and support cultural identity	n	Not addressed by this option	n
21. Improve school leavers' qualifications and training	n	Not addressed by this option	n

Sustainability Objectives	Assessment of Preferred Options Policy GA1 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Proposed wording change to policy including additional criteria re. air quality and road safety
22. Help socially and environmentally responsible business growth	√	Potential to benefit the countryside by reducing the number of vehicles on the road	√
23. Support the rural economy and village facilities	n	Not addressed by this option	n
24. Ensure the vitality of town centres	n	Not addressed by this option	n

Conclusions

There are no adverse impacts in relation to the sustainability objectives as a result of the suggested changes.

Policy DC1 – Meeting Housing Need

The only proposed change to Policy DC1 is a change to reflect the current time period and the number of houses required. This does not have any sustainability implications.

New Policy - Phasing and Delivery of Housing

To support the housing policies a new policy is proposed relating to the phasing and delivery of housing which was not included in the White Young Green Assessment carried out in November 2007. This new policy is assessed in the table below.

New Policy – Phasing and Delivery of Housing

It is proposed that allocations will be phased to make sure that delivery remains close to the overall strategic requirement of the housing strategy. Phasing will also make sure that the scale and timing of housing is co-ordinated with new infrastructure. Full details of scale and timing will be included in the Site Allocations Development Plan Document. The Council will also monitor overall housing delivery closely, and seek to bring forward allocations if required or instigate a review of the LDF if delivery rates are significantly lower than predicted.

Sustainability Objectives	Assessment of New Policy (UDC)	Comment
1. Enhance and conserve the Countryside	x	New development will likely cause negative impact on the countryside and the conservation of countryside.
2. Retain and Enhance Biodiversity	x/?	New development will likely cause negative impact on the countryside resulting in loss of biodiversity but potential to provide recreation and greenspace for the benefit of biodiversity.
3. Conserve the historic built environment	x/?	Depending on the location of the development there is the potential for negative impacts on the historic building environment.
4. Provide a high standard of design and maintenance for historic buildings and their surroundings	√/?	Potential to reduce development pressures on historic buildings and provide affordable housing in areas away from heritage/historic areas.
5. Reduce and control noise	√/?	Potential to integrate noise control and abatement measures into new developments.
6. Reduce and control pollution of air, water and	x/?	Potential to create hotspots for pollution as a result of

Sustainability Objectives	Assessment of New Policy (UDC)	Comment
soil		increased residential development but also the potential to introduce pollution control measures as part of development.
7. Conserve energy and improve the efficient use of natural resources	x	Potential to result in increased use of natural resources to facilitate and support infrastructure facilities
8. Deal with threats posed by flooding	√	Potential to include flood control measures in new development
9. Reduce waste and increase recycling	√	Potential to include facilities for recycling in new development
10. Encourage the use of public transport, walking and cycling	√	Potential to provide sufficient network of cycle routes, walking tracks and public transport facilities
11. Integrate Modes of Transport and concentrate development and facilities in town centres	√	Opportunities to address any identified deficiencies in existing infrastructure
12. Improve rural public transport	√	Objectives are directly supportive of each other through creating access to infrastructure within this policy
13. Reduce the number of road casualties and ensure ease of pedestrian movement especially for the disabled	n	Not addressed by this option
14. Reduce the level of violent crime and burglary and fear of crime.	n	Not addressed by this option
15. Reduce vandalism and anti social behaviour especially linked to drugs and alcohol	n	Not addressed by this option
16. Improve access to healthcare facilities	√	Objectives are directly supportive of each other
17. Improve sports and cultural facilities	√	Objectives are directly supportive of each other
18. Improve services for young people	√	Objectives are directly supportive of each other
19. Provide housing to meet local needs, especially	√	Potential to provide facilities associated with a housing

Sustainability Objectives	Assessment of New Policy (UDC)	Comment
affordable housing for young people and low paid workers		development
20. Reduce inequalities between areas, promote social inclusion, and support cultural identity	√	Objectives are directly supportive of each other
21. Improve school leavers' qualifications and training	√	Objectives are directly supportive of each other
22. Help socially and environmentally responsible business growth	√	Potential to provide infrastructure requirements to promote socially and environmentally responsible business growth within the district.
23. Support the rural economy and village facilities	√	Potential to increase access to rural areas and under-utilised village facilities
24. Ensure the vitality of town centres	√	Potential to enhance the vitality of town centres through the provision of facilities and services to the community

Conclusions

New development wherever it is located is likely to have adverse impacts on the countryside and biodiversity but the key objective of the new policy is to make sure that housing delivery is phased with infrastructure delivery to make sure that facilities and services are available locally for people moving into the new homes, reducing the need for travel.

Policy DC2 - Housing Strategy

The Council is suggesting that Policy DC2 should be expanded to set out in more detail the requirements for the potential development locations.

Preferred Options Policy	Suggested Revised Policy
<p>Provision is made for 9666 new homes in Uttlesford during the period 2001 to 2024</p> <ul style="list-style-type: none"> • Committed and proposed redevelopment sites within Saffron Walden, Great Dunmow and Stansted Mountfitchet • Committed urban/settlement expansion, at Rochford Nurseries, Birchanger/Stansted Mountfitchet; Priors Green Takeley/Little Canfield; Woodlands Park, Great Dunmow; and Oakwood Park, Little Dunmow • On the edge of Great Dunmow and Saffron Walden • On the edge of the Key Service Centres of; Newport; Stansted Mountfitchet; Thaxted; Great Chesterford; and Takeley; and in other villages where there would be rural sustainability benefits • In a new settlement to the north east of Elsenham 	<p>Provision is made for 10,150 new homes in Uttlesford during the period 2001 to 2026</p> <ul style="list-style-type: none"> • Committed and proposed redevelopment sites within Saffron Walden, Great Dunmow and Stansted Mountfitchet • Committed urban/settlement expansion, at Rochford Nurseries, Birchanger/Stansted Mountfitchet; Priors Green Takeley/Little Canfield; Woodlands Park, Great Dunmow; and Oakwood Park, Little Dunmow • On the edge of Great Dunmow and Saffron Walden • On the edge of the Key Service Centres of; Newport; Stansted Mountfitchet; Thaxted; Great Chesterford; and Takeley; and in other villages where there would be rural sustainability benefits • In a new settlement to the north east of Elsenham <p>Sites will be identified in the Site Allocations DPD. The following factors will be taken into consideration in identifying sites on the edge of Great Dunmow, Saffron Walden and on the edge of the Key Villages on Newport; Stansted Mountfitchet, Thaxted; Great Chesterford and Takeley and in other villages where there would be rural sustainability benefits.</p> <ul style="list-style-type: none"> • Proximity of the site to existing services and facilities so the need to use the car is reduced • Impact on the settlement character – the approaches to the settlement and the historic core. • Impact on the countryside setting of the settlement.

	<ul style="list-style-type: none">• Use of Brownfield Sites• Loss of any existing use of the site such as employment or recreational uses. <p>The design, layout and new infrastructure will:</p> <ul style="list-style-type: none">• Incorporate the highest standards of low carbon development• Provide a network of green spaces appropriate to the scale and location of the development• Focus development on public transport services• Provide access to a range of services and facilities to enable sustainable patterns of activity appropriate to the scale and location of the development• Reflect the distinctive architectural character of the traditional towns and villages of Uttlesford.• Include improvements to the highway infrastructure as required including improvements to the non strategic road network; traffic management features and footway/cycleway links <p>The new settlement of 3000 homes will link with Elsenham to create a distinct community which will function as a new market town within Uttlesford. The design, layout and new infrastructure will</p> <ul style="list-style-type: none">• Incorporate the highest standards of low carbon development• Provide a network of green spaces including allotments,
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	<p>outdoor play space and playing fields and formal and informal open space.</p> <ul style="list-style-type: none">• Focus development around new and improved public transport services• Incorporate a mix of uses to enable sustainable patterns of activity including the provision of employment• Reflect the distinctive architectural character of the traditional towns and villages of Uttlesford.• Protect the character and identity of Henham• The development will need to include a percentage of affordable housing in accordance with adopted policy; new employment floorspace; two primary schools to include early years and childcare facilities; provision for a secondary school to include further education facilities; community facilities including a food store, library, health centre, place of worship, community hall, sports centre, land for allotments, outdoor play space and playing fields and formal and informal open space.• The development must be supported by a 10-15 minute frequency circular bus service between the site, Bishop's Stortford, Stansted Mountfitchet and Stansted Airport. The site allocations DPD will set out highway infrastructure requirements including improvements to the non-strategic road network, traffic managements features and footway/cycleway links.
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Sustainability Objectives	Assessment of Preferred Options Policy DC2 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	
			The Council is suggesting that the policy should be expanded significantly to identify the factors which will need to be taken into account in identifying sites and infrastructure to be provided as part of the development.
1. Enhance and conserve the Countryside	x	New development will likely cause negative impact on countryside and the conservation of countryside	x
2. Retain and Enhance Biodiversity	x	New development will likely cause negative impact on countryside resulting in loss of biodiversity	x
3. Conserve the historic built environment	x/?	Depending on the location of the development, there is the potential for negative impacts on the historic built environment	x/?
4. Provide a high standard of design and maintenance for historic buildings and their surroundings	√/?	Potential to reduce development pressures on historic buildings and provide affordable housing in areas away from heritage/historic areas	√/?

Sustainability Objectives	Assessment of Preferred Options Policy DC2 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	The Council is suggesting that the policy should be expanded significantly to identify the factors which will need to be taken into account in identifying sites and infrastructure to be provided as part of the development.
5. Reduce and control noise	√/x	Potential to integrate noise control and abatement measures into new developments.	√/x
6. Reduce and control pollution of air, water and soil	x	Potential to create hotspots for pollution as a result of increased residential development	x
7. Conserve energy and improve the efficient use of natural resources	x/√/?	Potential for new development to be built to utilise renewable energy sources however, potential to increase overall energy consumption in the district.	x/√/?
8. Deal with threats posed by flooding	√/?	The areas listed in this policy that have been chosen for residential development have been shown to be at minimal risk of fluvial flooding although all new development must implement Sustainable Urban Drainage Systems to prevent surface water flooding.	√/?
9. Reduce waste and increase recycling	x	Potential for development to generate greater volumes of waste	x

Sustainability Objectives	Assessment of Preferred Options Policy DC2 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	
			The Council is suggesting that the policy should be expanded significantly to identify the factors which will need to be taken into account in identifying sites and infrastructure to be provided as part of the development.
10. Encourage the use of public transport, walking and cycling	?	Residential developments may potentially include facilities to achieve this SA objective	?
11. Integrate Modes of Transport and concentrate development and facilities in town centres	?/√	There is potential to locate new development and associated facilities in town centres although this is dependent on the concentration of that development and associated facilities within each settlement.	?/√
12. Improve rural public transport	√	Residential developments may potentially include facilities to achieve the SA Objective.	√
13.Reduce the number of road casualties and ensure ease of pedestrian movement especially for the disabled	n	Not addressed by this option	n
14, Reduce the level of violent crime and burglary and fear of	√/?	Potential to create a sense of community and reduce fear of crime	√/?

Sustainability Objectives	Assessment of Preferred Options Policy DC2 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	
			The Council is suggesting that the policy should be expanded significantly to identify the factors which will need to be taken into account in identifying sites and infrastructure to be provided as part of the development.
crime.			
15. Reduce vandalism and anti social behaviour especially linked to drugs and alcohol	n	Not addressed by this option	n
16. Improve access to healthcare facilities	√/?	Potential to locate development in areas central to accessing healthcare facilities	√/?
17. Improve sports and cultural facilities	√/?	Potential to include sports and cultural facilities in new residential developments	√/?
18. Improve services for young people	?	Potential to target the needs of young people	?
19. Provide housing to meet local needs, especially affordable housing for young people and low paid workers	√	Objectives are directly supportive of each other	√
20. Reduce inequalities	√	Objectives are directly supportive of	√

Sustainability Objectives	Assessment of Preferred Options Policy DC2 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	
			The Council is suggesting that the policy should be expanded significantly to identify the factors which will need to be taken into account in identifying sites and infrastructure to be provided as part of the development.
between areas, promote social inclusion, and support cultural identity		each other	
21. Improve school leavers' qualifications and training	n	Not addressed by this option	n
22. Help socially and environmentally responsible business growth	?	Potential to promote socially and environmentally responsible business growth in areas of increased residential development.	?
23. Support the rural economy and village facilities	√	Potential to increase housing where required and implement associated services and facilities	√
24. Ensure the vitality of town centres	√	Potential to enhance the vitality of town centres through strategic residential developments in line with community needs	√

Conclusions

The proposed changes to the policy do not have any impacts on the Sustainability Assessment overall. The additions include requirements for mitigating adverse impacts, which help move the policy towards achieving the sustainability objectives.

Policy DC3 - Infrastructure

Preferred Options Policy
Development must take account of the needs of new and existing populations in terms of school classrooms, pre-school places, sports provision, primary healthcare and other community and cultural facilities including shops. Each development must address water supply, sewage disposal and flood risk issues and make provision for children’s playspace, open space and green infrastructure.

Policy DC3 lists what infrastructure is likely to be needed to support new development but it does not explain how new infrastructure and community facilities will be delivered. The proposed changes to policy DC2 mean that much of what was proposed to be included in this policy is now set out there. To avoid duplication the Council is suggesting that Policy DC3 should be deleted and replaced with a policy which will set out mechanisms for delivering the infrastructure requirements identified elsewhere in the Core Strategy. Alternative approaches are suggested and tested below.

Sustainability Objectives	Assessment of Preferred Options Policy DC3 (White Young Green - Nov 2007)		Assessment of Options (UDC)		
	Assessment	Comment	Option 1 S106 or Site by Site Approach	Option 2 Tariff or Roof Tax Approach	Option 3 Combination of the two
1. Enhance and conserve the	√	Potential to provide access to areas of countryside to	√	√	√

Sustainability Objectives	Assessment of Preferred Options Policy DC3 (White Young Green - Nov 2007)		Assessment of Options (UDC)		
	Assessment	Comment	Option 1 S106 or Site by Site Approach	Option 2 Tariff or Roof Tax Approach	Option 3 Combination of the two
Countryside		support awareness and conservation initiatives where appropriate			
2. Retain and Enhance Biodiversity	√	Potential to provide recreation and greenspace for benefit of biodiversity	√	√	√
3. Conserve the historic built environment	√	Potential to provide adequate planning to incorporate sustainable construction methods into new development.	n	n	n
4. Provide a high standard of design and maintenance for historic buildings and their surroundings	√	Potential to support cultural awareness and conservation initiatives for historic buildings and surroundings where appropriate	n	n	n
5. Reduce and control noise	?	Potential to increase noise levels in areas where access was not previously available	n	n	n
6. Reduce and control pollution of air, water and soil	?	Potential to increase pollution incidents on a spatial scale and increase vehicle emissions to air however this may be compensated for by	√	√	√

Sustainability Objectives	Assessment of Preferred Options Policy DC3 (White Young Green - Nov 2007)		Assessment of Options (UDC)		
	Assessment	Comment	Option 1 S106 or Site by Site Approach	Option 2 Tariff or Roof Tax Approach	Option 3 Combination of the two
		the provision of greenspace and its planting.			
7. Conserve energy and improve the efficient use of natural resources	x	Potential to result in increased use of natural resources to facilitate and support infrastructure	x	x	x
8. Deal with threats posed by flooding	n	Not addressed by this option	√	√	√
9. Reduce waste and increase recycling	n	Not addressed by this option	√	√	√
10. Encourage the use of public transport, walking and cycling	√	Potential to provide sufficient network of cycle routes, walking tracks and public transport facilities	?	√	√
11. Integrate Modes of Transport and concentrate development and facilities in town centres	√	Opportunity to address any identified deficiencies in existing infrastructure	?	√	√
12. Improve rural public transport	√	Objectives are directly supportive of each other through creating access to infrastructure within this policy.	x	√	√

Sustainability Objectives	Assessment of Preferred Options Policy DC3 (White Young Green - Nov 2007)		Assessment of Options (UDC)		
	Assessment	Comment	Option 1 S106 or Site by Site Approach	Option 2 Tariff or Roof Tax Approach	Option 3 Combination of the two
13.Reduce the number of road casualties and ensure ease of pedestrian movement especially for the disabled	√	Opportunity to address any road infrastructure deficiencies	√	√	√
14. Reduce the level of violent crime and burglary and fear of crime.	√	Opportunity to address any crime issues in the district	x	√	√
15. Reduce vandalism and anti social behaviour especially linked to drugs and alcohol	√	Opportunity to address vandalism and anti-social behaviour in the district	x	√	√
16. Improve access to healthcare facilities	√	Objectives are directly supportive of each other	?	√	√
17. Improve sports and cultural facilities	√	Objectives are directly supportive of each other	?	√	√
18. Improve services for young people	√	Objectives are directly supportive of each other	?	√	√
19. Provide housing to meet local needs,	√	Potential to develop facilities associated with a housing	√	x/?	?/√

Sustainability Objectives	Assessment of Preferred Options Policy DC3 (White Young Green - Nov 2007)		Assessment of Options (UDC)		
	Assessment	Comment	Option 1 S106 or Site by Site Approach	Option 2 Tariff or Roof Tax Approach	Option 3 Combination of the two
especially affordable housing for young people and low paid workers		development			
20. Reduce inequalities between areas, promote social inclusion, and support cultural identity	√	Objectives are directly supportive of each other	x	√	√
21. Improve school leavers' qualifications and training	√	Objectives are directly supportive of each other	?	√	?/ √
22. Help socially and environmentally responsible business growth	√	Potential to provide infrastructure requirements to promote socially and environmentally responsible business growth within the district	?/ √	n	?/ √
23. Support the rural economy and village facilities	√	Potential to increase access to rural areas and under utilised village facilities	?/ √	√	?/ √
24. Ensure the vitality of town centres	√	Potential to enhance the vitality of town centres through	?/ √	√	?/ √

Sustainability Objectives	Assessment of Preferred Options Policy DC3 (White Young Green - Nov 2007)		Assessment of Options (UDC)		
	Assessment	Comment	Option 1 S106 or Site by Site Approach	Option 2 Tariff or Roof Tax Approach	Option 3 Combination of the two
		the provision of facilities and services to the community			

Conclusions

Under Option 1 community facilities are only likely to be provided or improved in association with larger developments. Facilities which are required as a result of a number of smaller developments would be more difficult to manage/implement. A tariff system as in Option 2 would make sure that all development contributes to the needs created by the development but there is a danger that the requirements would make some developments, particularly smaller developments unviable. Inflexible tariffs may cause particular problems for the delivery of affordable housing if the developer is also required to fund other strategic requirements. Affordable housing also helps with recruitment so this may have a knock on effect on employment objectives. Option 1, however is less likely to fund public transport, cycle routes and health facilities etc where they are not directly related to the development. A more flexible approach which combines elements of both may be more appropriate.

Policy DC4 – Metropolitan Green Belt

Preferred Options Policy
Define the broad area of the Metropolitan Green Belt (MGB) within Uttlesford as unchanged from the current adopted MGB

The preferred options consultation document suggested that the broad areas of the greenbelt would remain unchanged from the current MGB but that detailed boundaries would be established in other DPDs. The Council does not consider that any release of Green Belt can be done on an “ad hoc” basis since this could gradually erode the extent of the Green Belt and would be contrary to national and regional guidance but that it should only be done as a result of a comprehensive review so two alternative approaches are suggested and are tested below.

Sustainability Objectives	Assessment of Preferred Options Policy DC4 (White Young Green - Nov 2007)		Assessment of Options (UDC)	
	Assessment	Comment	Option 1 To retain the MGB boundaries as set out in the Preferred Options document.	Option 2 To carry out a comprehensive of review of green belt boundaries.
1. Enhance and conserve the Countryside	√	Objectives are directly supportive of each other	√	?/x
2. Retain and Enhance Biodiversity	√	Objectives are directly supportive of each other	√	?/x
3. Conserve the historic built environment	√	Potential to limit development pressures on historic buildings in the vicinity of the MGB	√	?/x
4. Provide a high standard of design and maintenance for historic buildings and their surroundings	√	Objectives are directly supportive of each other	√	?/x
5. Reduce and control	√	Potential to control noise pollution	√	?/x

Sustainability Objectives	Assessment of Preferred Options Policy DC4 (White Young Green - Nov 2007)		Assessment of Options (UDC)	
	Assessment	Comment	Option 1 To retain the MGB boundaries as set out in the Preferred Options document.	Option 2 To carry out a comprehensive of review of green belt boundaries.
noise		associated with developed areas by maximising protection of the MGB		
6. Reduce and control pollution of air, water and soil	√	Potential to control pollution of air, water and soil associated with the concentrated activities in developed areas by maximising protection of the MGB	√	?/x
7. Conserve energy and improve the efficient use of natural resources	√	Potential to utilise existing resources through the protection and conservation of the MGB	√	?/x
8. Deal with threats posed by flooding	√	Opportunity to maintain existing water flow rates by retaining existing vegetation	√	?/x
9. Reduce waste and increase recycling	n	Not addressed by this option	n	n
10. Encourage the use of public transport, walking and cycling	√	Potential for provision of walking tracks and cycle routes through green, non-developed areas.	√	√
11. Integrate Modes of Transport and concentrate development and	√	Potential to support protection of Green Belt areas by concentrating development within existing built up areas.	√	√

Sustainability Objectives	Assessment of Preferred Options Policy DC4 (White Young Green - Nov 2007)		Assessment of Options (UDC)	
	Assessment	Comment	Option 1 To retain the MGB boundaries as set out in the Preferred Options document.	Option 2 To carry out a comprehensive of review of green belt boundaries.
facilities in town centres				
12. Improve rural public transport	√	Objectives are directly supportive of each other	√	√
13.Reduce the number of road casualties and ensure ease of pedestrian movement especially for the disabled	n	Not addressed by this option	n	n
14. Reduce the level of violent crime and burglary and fear of crime.	n	Not addressed by this option	n	n
15. Reduce vandalism and anti social behaviour especially linked to drugs and alcohol	n	Not addressed by this option	n	n
16. Improve access to healthcare facilities	n	Not addressed by this option	n	n
17. Improve sports and cultural facilities	n	Not addressed by this option	n	n

Sustainability Objectives	Assessment of Preferred Options Policy DC4 (White Young Green - Nov 2007)		Assessment of Options (UDC)	
	Assessment	Comment	Option 1 To retain the MGB boundaries as set out in the Preferred Options document.	Option 2 To carry out a comprehensive of review of green belt boundaries.
18. Improve services for young people	n	Not addressed by this option	n	n
19. Provide housing to meet local needs, especially affordable housing for young people and low paid workers	n	Not addressed by this option	n	n
20. Reduce inequalities between areas, promote social inclusion, and support cultural identity	n	Not addressed by this option	n	n
21. Improve school leavers' qualifications and training	n	Not addressed by this option	n	n
22. Help socially and environmentally responsible business growth	n	Not addressed by this option	n	n
23. Support the rural economy and village facilities	?	There is the potential for the maintenance of the MGB to either improve or decrease rural economy	?	?/√

Sustainability Objectives	Assessment of Preferred Options Policy DC4 (White Young Green - Nov 2007)		Assessment of Options (UDC)	
	Assessment	Comment	Option 1 To retain the MGB boundaries as set out in the Preferred Options document.	Option 2 To carry out a comprehensive of review of green belt boundaries.
24. Ensure the vitality of town centres	n	Not addressed by this option	n	n

Conclusions

A green belt review could result in the release of some land, currently within the Green Belt for housing and/or employment uses. Changes would only be justified where the land no longer meets the purposes of including land within the Green Belt as set out in PPG2. The release of greenbelt land on the edge of villages could help to support the rural economy and village facilities but other impacts are uncertain and could be detrimental to a number of sustainability objectives e.g. noise, pollution and threats of flooding. The scale of these impacts would depend on the scale and location of any potential releases arising from the review.

Policy DC5 - Protecting the Countryside and Policy DC6 Protecting Agricultural Land

The Council is suggesting changes to Policy DC5 because as previously published it did not add a significantly local dimension to the national guidance. The Council is also suggesting that the policy should include reference to the protection of agricultural land and that policy DC6 could then be deleted.

Preferred Options Policy DC5	Suggested Revised Policy
Protect the countryside for its own sake as an area where there will be strict control on new development outside existing settlements and any land needed for development	The Countryside beyond existing settlements and any land identified for development will be protected for its own sake, for its value as productive agricultural land and for biodiversity. Development of greenfield sites in the countryside will only be

Preferred Options Policy DC6	considered after other options such as land within development limits, re-use of existing rural buildings and previously developed land have been assessed and discounted. In considering proposals the Council will seek to protect the best and most versatile agricultural land from development and focus development in locations with good access to services and facilities.
Protect the best and most versatile agricultural land. Development of such agricultural land would only be permitted after other options such as previously developed land and land within development limits have been assessed and discounted	

Sustainability Objectives	Assessment of Preferred Options Policy DC5 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Suggested changes to wording of policy DC5 to include re-use of rural buildings, reference to protection of agricultural land and clarify strategic approach to development in the Countryside
1. Enhance and conserve the Countryside	√	Objectives are directly supportive of each other	√
2. Retain and Enhance Biodiversity	√	Objectives are directly supportive of each other	√
3. Conserve the historic built environment	√	Objectives are directly supportive of each other	√
4. Provide a high standard of design and maintenance for historic buildings and their surroundings	√	Policy will likely provide protection and maintenance of historic buildings and their surroundings	√
5. Reduce and control noise	√	Potential to control noise pollution associated with developed areas e.g.	?

Sustainability Objectives	Assessment of Preferred Options Policy DC5 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Suggested changes to wording of policy DC5 to includes re-use of rural buildings, reference to protection of agricultural land and clarify strategic approach to development in the Countryside
		vehicles and general business activity	
6. Reduce and control pollution of air, water and soil	√	Potential to control pollution through controlled development to achieve objective	?
7. Conserve energy and improve the efficient use of natural resources	√	Potential to control large energy- consuming development to achieve objective	√
8. Deal with threats posed by flooding	√	Protecting the countryside will likely control threats posed by flooding	√
9. Reduce waste and increase recycling	√	Potential to address waste management issues and recycling through greater control of protected areas	√
10. Encourage the use of public transport, walking and cycling	√	Potential to control protected countryside areas through the provision of a cycle route network and walking tracks where appropriate	√
11. Integrate Modes of Transport and concentrate development and facilities in town centres	√	Protection of the countryside will force development agenda into town centres	√

Sustainability Objectives	Assessment of Preferred Options Policy DC5 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Suggested changes to wording of policy DC5 to include re-use of rural buildings, reference to protection of agricultural land and clarify strategic approach to development in the Countryside
12. Improve rural public transport	√	Potential for limited improvement to the rural public transport system as overall strategy does allow limited development in villages	√
13.Reduce the number of road casualties and ensure ease of pedestrian movement especially for the disabled	n	Not addressed by this option	n
14, Reduce the level of violent crime and burglary and fear of crime.	n	Not addressed by this option	n
15. Reduce vandalism and anti social behaviour especially linked to drugs and alcohol	n	Not addressed by this option	n
16. Improve access to healthcare facilities	n	Not addressed by this option	n
17. Improve sports and cultural facilities	n	Not addressed by this option	n

Sustainability Objectives	Assessment of Preferred Options Policy DC5 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Suggested changes to wording of policy DC5 to includes re-use of rural buildings, reference to protection of agricultural land and clarify strategic approach to development in the Countryside
18. Improve services for young people	n	Not addressed by this option	n
19. Provide housing to meet local needs, especially affordable housing for young people and low paid workers	n	Not addressed by this option	n
20. Reduce inequalities between areas, promote social inclusion, and support cultural identity	n	Not addressed by this option	n
21. Improve school leavers' qualifications and training	n	Not addressed by this option	n
22. Help socially and environmentally responsible business growth	n	Not addressed by this option	n
23. Support the rural economy and village facilities	?	Potential to limit new development however potential to enhance existing businesses	√
24. Ensure the vitality of	?	Potential to limit new development	?

Sustainability Objectives	Assessment of Preferred Options Policy DC5 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	
town centres		however potential to enhance existing businesses	Suggested changes to wording of policy DC5 to include re-use of rural buildings, reference to protection of agricultural land and clarify strategic approach to development in the Countryside

Conclusions

The proposed changes to the policy and reference to re-use of rural buildings will help to move the policy towards the objective to support the rural economy and village facilities. Uncertain impacts have been identified in relation to potential increases in noise and pollution events arising from increased business use within the countryside but these impacts are capable of mitigation through appropriate use and development management. No detrimental impacts are identified as a result of the proposal to delete Policy DC6 and include an additional reference to the protection of agricultural land in this policy.

Policy DC7 – Countryside Protection Zone

Preferred Options Policy
Defined the broad area of the Countryside Protection Zone as an area where the open characteristics of the zone will be maintained and coalescence between the airport and existing development will be prevented.

No changes are proposed to this policy so there are no changes to the Sustainability Assessment of the Preferred Options Policy.

Policy DC8 – Landscape Character

The Council is suggesting changes to the preferred options policy to explain in more detail what the Council’s approach will be.

Preferred Options Policy	Suggested Revised Policy
All development should be in scale and designed to complement the special characteristics of the area within which it is sited to protect and where possible enhance the landscape character of Uttlesford	Landscape character and local distinctiveness should be protected, conserved and where possible enhanced. Proposals for development will need to take account the key characteristics, features and sensitivities to change of the relevant landscape character areas identified in the Landscape Character Assessment and contribute to landscape improvement.

Sustainability Objectives	Assessment of Preferred Options Policy DC8 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Proposed change of wording to policy to refer to key characteristics, features and sensitivity to change of the relevant Landscape Character Areas identified in the Landscape Character Assessment and reference to landscape improvement.
1. Enhance and conserve the Countryside	√	Objectives are directly supportive of each other	√
2. Retain and Enhance Biodiversity	√	Objectives are directly supportive of each other	√
3. Conserve the historic	√	Objectives are directly supportive of	√

Sustainability Objectives	Assessment of Preferred Options Policy DC8 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Proposed change of wording to policy to refer to key characteristics, features and sensitivity to change of the relevant Landscape Character Areas identified in the Landscape Character Assessment and reference to landscape improvement.
built environment		each other	
4. Provide a high standard of design and maintenance for historic buildings and their surroundings	√	Objectives are directly supportive of each other	√
5. Reduce and control noise	√	Potential to control noise pollution associated with developed areas by maximising protection of country landscape and addressing areas of landscape sensitivity	√
6. Reduce and control pollution of air, water and soil	√	Potential to control pollution of air, water and soil associated with developed areas by maximising protection of country landscape and addressing areas of landscape sensitivity	√
7. Conserve energy and improve the efficient use of natural resources	n	Not addressed by this option	n
8. Deal with threats	√	Opportunity to reduce potential	√

Sustainability Objectives	Assessment of Preferred Options Policy DC8 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	
			Proposed change of wording to policy to refer to key characteristics, features and sensitivity to change of the relevant Landscape Character Areas identified in the Landscape Character Assessment and reference to landscape improvement.
posed by flooding		flooding issues by retaining existing vegetation	
9. Reduce waste and increase recycling	n	Not addressed by this option	n
10. Encourage the use of public transport, walking and cycling	√	Potential to support the rural landscape character by limiting the requirement for larger road infrastructure through the provision of sufficient public transport routes and networks for walking and cycling	√
11. Integrate Modes of Transport and concentrate development and facilities in town centres	√	Potential to support the protection of the Uttlesford Landscape character by limiting development to town centres.	√
12. Improve rural public transport	√	Potential to address deficiencies in rural public transport facilities in parallel with conserving the rural landscape by minimising the need for vehicles on the road	√
13.Reduce the number	n	Not addressed by this option	n

Sustainability Objectives	Assessment of Preferred Options Policy DC8 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	
			Proposed change of wording to policy to refer to key characteristics, features and sensitivity to change of the relevant Landscape Character Areas identified in the Landscape Character Assessment and reference to landscape improvement.
of road casualties and ensure ease of pedestrian movement especially for the disabled			
14. Reduce the level of violent crime and burglary and fear of crime.	n	Not addressed by this option	n
15. Reduce vandalism and anti social behaviour especially linked to drugs and alcohol	n	Not addressed by this option	n
16. Improve access to healthcare facilities	n	Not addressed by this option	n
17. Improve sports and cultural facilities	√	Potential to improve cultural facilities to promote local distinctiveness	√
18. Improve services for young people	n	Not addressed by this option	n
19. Provide housing to	n	Not addressed by this option	n

Sustainability Objectives	Assessment of Preferred Options Policy DC8 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	
			Proposed change of wording to policy to refer to key characteristics, features and sensitivity to change of the relevant Landscape Character Areas identified in the Landscape Character Assessment and reference to landscape improvement.
meet local needs, especially affordable housing for young people and low paid workers			
20. Reduce inequalities between areas, promote social inclusion, and support cultural identity	√	Potential to promote socially and environmentally responsible business growth in areas of increased residential development	√
21. Improve school leavers' qualifications and training	n	Not addressed by this option	n
22. Help socially and environmentally responsible business growth	n	Not addressed by this option	n
23. Support the rural economy and village facilities	n	Not addressed by this option	n
24. Ensure the vitality of town centres	n	Not addressed by this option	n

Conclusions

There are no impacts in relation to the sustainability objectives as a result of the suggested changes.

Policy DC9 - Protecting the Historic Environment

The Council is suggesting that the policy should be revised to include more detail and to make reference to supplementary and council approved guidance.

Preferred Options Policy	Suggested Revised Policy
Protect the historic environment and open spaces. Development that would harm sites of historic importance will not be permitted.	Proposals for development will need to take into account the character of the locality including any features of historic importance including archaeological deposits. Development will only be permitted where it protects, conserves and enhances any historically or architecturally important buildings or features and makes a positive contribution to the streetscene and/or landscape. Proposals for development should also take into account any relevant supplementary design or other Council approved guidance.

Sustainability Objectives	Assessment of Preferred Options Policy DC9 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Council is suggesting that the policy should be reworded to include more detail on what features contribute to historic environment and to refer to supplementary design or other council approved guidance.
1. Enhance and conserve the Countryside	√	Objectives are directly supportive of each other	√
2. Retain and Enhance Biodiversity	√	Objectives are directly supportive of each other	√
3. Conserve the historic built environment	√	Objectives are directly supportive of each other	√
4. Provide a high standard of design and maintenance for historic buildings and their surroundings	√	Objectives are directly supportive of each other	√
5. Reduce and control noise	√	Potential to control noise by limiting urban sprawl	√
6. Reduce and control pollution of air, water and soil	√	Potential to control pollution of air, water and soil by adopting initiatives that support protection and enhancement of the natural and built environment	√
7. Conserve energy and improve the efficient use of natural resources	n	Not addressed by this option	n

Sustainability Objectives	Assessment of Preferred Options Policy DC9 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Council is suggesting that the policy should be reworded to include more detail on what features contribute to historic environment and to refer to supplementary design or other council approved guidance.
8. Deal with threats posed by flooding	√	Opportunity to address potential flooding issues by protecting and maintaining and supporting water abstraction by existing vegetation	√
9. Reduce waste and increase recycling	n	Not addressed by this option	n
10. Encourage the use of public transport, walking and cycling	√	Potential to enhance natural and protected areas through the provision of a cycle route network and walking tracks where appropriate.	√
11. Integrate Modes of Transport and concentrate development and facilities in town centres	√	Potential to support the protection of the historic and natural built environment by limiting development to town centres and in areas away from these assets	√
12. Improve rural public transport	n	Not addressed by this option	n
13.Reduce the number of road casualties and ensure ease of pedestrian movement especially for the	n	Not addressed by this option	n

Sustainability Objectives	Assessment of Preferred Options Policy DC9 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Council is suggesting that the policy should be reworded to include more detail on what features contribute to historic environment and to refer to supplementary design or other council approved guidance.
disabled			
14. Reduce the level of violent crime and burglary and fear of crime.	n	Not addressed by this option	n
15. Reduce vandalism and anti social behaviour especially linked to drugs and alcohol	n	Not addressed by this option	n
16. Improve access to healthcare facilities	n	Not addressed by this option	n
17. Improve sports and cultural facilities	n	Not addressed by this option	n
18. Improve services for young people	n	Not addressed by this option	n
19. Provide housing to meet local needs, especially affordable housing for young people and low paid workers	x/?	Potential conflict between providing residential development and protecting historic environment	x/?

Sustainability Objectives	Assessment of Preferred Options Policy DC9 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	
			Council is suggesting that the policy should be reworded to include more detail on what features contribute to historic environment and to refer to supplementary design or other council approved guidance.
20. Reduce inequalities between areas, promote social inclusion, and support cultural identity	√	Objectives are directly supportive of each other	√
21. Improve school leavers' qualifications and training	n	Not addressed by this option	n
22. Help socially and environmentally responsible business growth	n	Not addressed by this option	n
23. Support the rural economy and village facilities	n	Not addressed by this option	n
24. Ensure the vitality of town centres	n	Not addressed by this option	n

Conclusions

The proposed changes to the policy are suggested to make the policy clearer and to refer to other design guidance. The overall assessment against the sustainability objectives has not changed as a result of the proposed changes to the policy wording.

New policy – Open Space

The shortage of open space and play space has been identified as an issue for District but so far the work on the Core Strategy has not specifically addressed this issue. A new policy is being proposed to support the new objective discussed earlier. This policy was not included in the White Young Green Assessment carried out in November 2007 and has been assessed by the Council below.

New Policy - Open Space
Existing facilities for recreation, sport and play together with formal and informal open space that meets local need and adds value to the community will be safeguarded. New residential development will be required to include appropriate open space, play areas and other sports provision to meet the current and future needs of residents or contribute to the joint provision of new facilities or the enhancement of existing facilities in the area.

Sustainability Objectives	Assessment of New Policy (UDC)	Comment
1. Enhance and conserve the Countryside	√	Development will result in loss of countryside but potential to provide access to areas of countryside to support awareness and conservation initiatives where appropriate
2. Retain and Enhance Biodiversity	√	Potential to provide recreation and greenspace for the benefit of biodiversity
3. Conserve the historic built environment	n	Not addressed by this option
4. Provide a high standard of design and maintenance for historic buildings and their surroundings	n	Not addressed by this option
5. Reduce and control noise	x	Potential to increase noise levels in areas where access was not previously available.

Sustainability Objectives	Assessment of New Policy (UDC)	Comment
6. Reduce and control pollution of air, water and soil	√/?	Provision of green space and it's planting may help to compensate for increased vehicle emissions
7. Conserve energy and improve the efficient use of natural resources	n	Not addressed by this option
8. Deal with threats posed by flooding	n	Not addressed by this option
9. Reduce waste and increase recycling	n	Not addressed by this option
10. Encourage the use of public transport, walking and cycling	√	Open space provision linked to existing walking and cycling routes and provides opportunities for new walking/cycling
11. Integrate Modes of Transport and concentrate development and facilities in town centres	n	Not addressed by this option
12. Improve rural public transport	n	Not addressed by this option
13. Reduce the number of road casualties and ensure ease of pedestrian movement especially for the disabled	n	Not addressed by this option
14, Reduce the level of violent crime and burglary and fear of crime.	n	Not addressed by this option
15. Reduce vandalism and anti social behaviour especially linked to drugs and alcohol	n	Not addressed by this option
16. Improve access to healthcare facilities	n	Not addressed by this option
17. Improve sports and cultural facilities	√	Objectives are directly supportive of each other
18. Improve services for young people	√	Objectives are directly supportive of each other
19. Provide housing to meet local needs, especially affordable housing for young people and low paid workers	n	Not addressed by this option
20. Reduce inequalities between areas,	√	Objectives are directly supportive of each other

Sustainability Objectives	Assessment of New Policy (UDC)	Comment
promote social inclusion, and support cultural identity		
21. Improve school leavers' qualifications and training	√	Objectives are directly supportive of each other
22. Help socially and environmentally responsible business growth	n	Not addressed by this option
23. Support the rural economy and village facilities	√	Potential to increase access to village facilities
24. Ensure the vitality of town centres	n	Not addressed by this option

Conclusions

Objective has potential benefits for biodiversity. Additional open space, recreational facilities etc have the potential to encourage walking and cycling, such facilities are likely to benefit young people and increase the range of facilities particularly in rural areas. The main disadvantage of this objective is that it is likely to result in an increase in noise in areas which might not have been noisy before. Appropriate mitigation will be needed to overcome this issue.

Policy DC10 – Protecting Nature Conservation and Geological Sites

The Council is proposing changes to this policy to make the policy clearer and to make reference to the Essex BAP which sets targets to improve and protect biodiversity in Essex. The suggested changes to the policy are assessed in the table below.

Preferred Options Policy	Suggested Revised Policy
<p>Protect and where possible enhance sites that are designated for their importance to nature conservation or geology and non-designated sites of ecological value.</p> <ul style="list-style-type: none"> • Development that would adversely affect nationally designated sites or sites of local significance will not be permitted, • Where development is permitted it should protect and enhance the site’s nature conservation interest • Development will be required to contribute to a network of biodiversity sites, green infrastructure and open spaces which link communities. 	<p>The Council will seek to optimise conditions for wildlife to improve biodiversity, implement the Essex Biodiversity Action Plan and tackle habitat loss and fragmentation. New development should not result in a reduction of the biodiversity value of sites or the priority habitats defined in the BAP. Development proposals should protect and where possible enhance sites that are designated for their importance to nature conservation or geology and non-designated sites of ecological value. New development will be required to contribute to a network of biodiversity sites, open spaces and green infrastructure which make links between communities and support wildlife.</p>

Sustainability Objectives	Assessment of Preferred Options Policy DC10 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Policy amended to include reference to Essex Biodiversity Action Plan, and protection of sites and priority habitats to prevent loss and fragmentation
1. Enhance and conserve the Countryside	√	Objectives are directly supportive of each other	√
2. Retain and Enhance Biodiversity	√	Objectives are directly supportive of each other	√

Sustainability Objectives	Assessment of Preferred Options Policy DC10 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Policy amended to include reference to Essex Biodiversity Action Plan, and protection of sites and priority habitats to prevent loss and fragmentation
3. Conserve the historic built environment	√	Objectives are directly supportive of each other	√
4. Provide a high standard of design and maintenance for historic buildings and their surroundings	√	Objectives are directly supportive of each other	√
5. Reduce and control noise	√	Potential to control noise by limiting urban sprawl	√
6. Reduce and control pollution of air, water and soil	√	Potential to control pollution of air, water and soil by adopting initiatives that support protection and enhancement of the natural environment	√
7. Conserve energy and improve the efficient use of natural resources	n	Not addressed by this option	n
8. Deal with threats posed by flooding	√	Opportunity to address potential flooding issues by protecting and maintaining and supporting water abstraction by existing vegetation	√
9. Reduce waste and	n	Not addressed by this option	n

Sustainability Objectives	Assessment of Preferred Options Policy DC10 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Policy amended to include reference to Essex Biodiversity Action Plan, and protection of sites and priority habitats to prevent loss and fragmentation
increase recycling			
10. Encourage the use of public transport, walking and cycling	n	Not addressed by this option	n
11. Integrate Modes of Transport and concentrate development and facilities in town centres	√	Potential to support the protection of the historic and natural built environment by limiting development to town centres and in areas away from these assets.	√
12. Improve rural public transport	n	Not addressed by this option	n
13.Reduce the number of road casualties and ensure ease of pedestrian movement especially for the disabled	n	Not addressed by this option	n
14, Reduce the level of violent crime and burglary and fear of crime.	n	Not addressed by this option	n
15. Reduce vandalism	n	Not addressed by this option	n

Sustainability Objectives	Assessment of Preferred Options Policy DC10 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Policy amended to include reference to Essex Biodiversity Action Plan, and protection of sites and priority habitats to prevent loss and fragmentation
and anti social behaviour especially linked to drugs and alcohol			
16. Improve access to healthcare facilities	n	Not addressed by this option	n
17. Improve sports and cultural facilities	n	Not addressed by this option	n
18. Improve services for young people	n	Not addressed by this option	n
19. Provide housing to meet local needs, especially affordable housing for young people and low paid workers	x	Potential conflict between providing residential development and protecting and enhancing natural environment	x
20. Reduce inequalities between areas, promote social inclusion, and support cultural identity	√	Objectives are directly supportive of each other	√
21. Improve school leavers' qualifications	n	Not addressed by this option	n

Sustainability Objectives	Assessment of Preferred Options Policy DC10 (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	
			Policy amended to include reference to Essex Biodiversity Action Plan, and protection of sites and priority habitats to prevent loss and fragmentation
and training			
22. Help socially and environmentally responsible business growth	n	Not addressed by this option	n
23. Support the rural economy and village facilities	n	Not addressed by this option	n
24. Ensure the vitality of town centres	n	Not addressed by this option	n

Conclusions

The overall assessment against the sustainability objectives has not changed as a result of the proposed changes to the policy wording. Where new housing development is allowed it must provide biodiversity benefits if the development is to meet sustainability objectives.

Policy DC11 – Function of the Market Towns

The Council considers that there needs to be greater clarity on what the Core Strategy approach to retailing detail-wide should be, consistent with guidance in the new PPS4. It is likely that the current policy DC11 will be included as an element of a much wider ranging policy. This cannot be finalised until the issue of where retail development should be focussed has been addressed. The text supporting policy DC11 in the Preferred Options consultation suggested that additional floorspace could be allowed on the edge of the towns including the expansion of the existing edge of town supermarkets subject to public consultation to establish need. This approach requires further testing. Alternative options are tested below.

Preferred Options Policy	
The Council will encourage new retailing, commercial and other development which will maintain and enhance the roles of Saffron Walden and Great Dunmow as retail and service centres.	

Sustainability Objectives	Assessment of the Preferred Options Policy (White Young Green - Nov 2007)		Option 1 Allow retail floorspace on the edge of the towns, subject to public consultation to establish need	Option 2 Identify sites for future retail development in the site allocations DPD	Option 3 Include criteria based policies in the Development Control DPD
	Assessment	Comment			
1. Enhance and conserve the Countryside	?	Focusing development within town centres will reduce pressure of development on the countryside, however additional	?	?	?

Sustainability Objectives	Assessment of the Preferred Options Policy (White Young Green - Nov 2007)		Option 1 Allow retail floorspace on the edge of the towns, subject to public consultation to establish need	Option 2 Identify sites for future retail development in the site allocations DPD	Option 3 Include criteria based policies in the Development Control DPD
	Assessment	Comment			
		pressures associated with development may impact negatively on the environment.			
2. Retain and Enhance Biodiversity	n	Not addressed by this option	n	n	n
3. Conserve the historic built environment	√	Objectives are directly supportive of each other	√	√	√
4. Provide a high standard of design and maintenance for historic buildings and their surroundings	√	Objectives are directly supportive of each other	√	√	√
5. Reduce and control noise	√	Potential for new development to address control of noise issues appropriately	√	√	√
6. Reduce and control pollution of air, water and soil	x	Potential for new development to increase number of pollution incidents to air water and soil	x	x	x
7. Conserve energy and improve the	?	New development will increase energy consumption although	?	?	?

Sustainability Objectives	Assessment of the Preferred Options Policy (White Young Green - Nov 2007)		Option 1 Allow retail floorspace on the edge of the towns, subject to public consultation to establish need	Option 2 Identify sites for future retail development in the site allocations DPD	Option 3 Include criteria based policies in the Development Control DPD
	Assessment	Comment			
efficient use of natural resources		all new development also have the potential to use renewable and low carbon energy sources			
8. Deal with threats posed by flooding	?	Potential for the threat posed by flooding to be addressed at design stage of new development	?	?	?
9. Reduce waste and increase recycling	?	Potential to address waste and recycling issues proactively although new development will increase waste volumes	?	?	?
10. Encourage the use of public transport, walking and cycling	?	Potential for new developments to incorporate public transport improvements in order to increase function of towns	?/x	?	?
11. Integrate Modes of Transport and concentrate development and facilities in town centres	√	Objectives are directly supportive of each other	?/x	√	√

Sustainability Objectives	Assessment of the Preferred Options Policy (White Young Green - Nov 2007)		Option 1 Allow retail floorspace on the edge of the towns, subject to public consultation to establish need	Option 2 Identify sites for future retail development in the site allocations DPD	Option 3 Include criteria based policies in the Development Control DPD
	Assessment	Comment			
12. Improve rural public transport	n	Not addressed by this option	n	n	n
13.Reduce the number of road casualties and ensure ease of pedestrian movement especially for the disabled	n	Not addressed by this option	n	n	n
14. Reduce the level of violent crime and burglary and fear of crime.	n	Not addressed by this option	n	n	n
15. Reduce vandalism and anti social behaviour especially linked to drugs and alcohol	n	Not addressed by this option	n	n	n
16. Improve access to healthcare facilities	n	Not addressed by this option	n	n	n
17. Improve sports and cultural facilities	x	New development will likely increase pressure on existing	n	n	n

Sustainability Objectives	Assessment of the Preferred Options Policy (White Young Green - Nov 2007)		Option 1 Allow retail floorspace on the edge of the towns, subject to public consultation to establish need	Option 2 Identify sites for future retail development in the site allocations DPD	Option 3 Include criteria based policies in the Development Control DPD
	Assessment	Comment			
		sports and cultural facilities			
18. Improve services for young people	x	New development will likely increase pressure to existing services for young people.	n	n	n
19. Provide housing to meet local needs, especially affordable housing for young people and low paid workers	√	Potential for new development to provide affordable housing	n	n	n
20. Reduce inequalities between areas, promote social inclusion, and support cultural identity	n	Not addressed by this option	n	n	n
21. Improve school leavers' qualifications and training	n	Not addressed by this option	n	n	N
22. Help socially and environmentally responsible business	?	Potential for new development to support socially and environmentally responsible	?	?	?

Sustainability Objectives	Assessment of the Preferred Options Policy (White Young Green - Nov 2007)		Option 1 Allow retail floorspace on the edge of the towns, subject to public consultation to establish need	Option 2 Identify sites for future retail development in the site allocations DPD	Option 3 Include criteria based policies in the Development Control DPD
	Assessment	Comment			
growth		business growth			
23. Support the rural economy and village facilities	x	New development in town centres will direct rural economy away from villages into town centres	x	x	x
24. Ensure the vitality of town centres	√	Objectives are directly supportive of each other	x/?	√/?	√/?

Conclusions

There is a risk in identifying sites that these may not meet the needs of the retail industry at the time and that the allocated sites will not come forward. Edge of town sites may have less impact on historic town centres but will be less likely to meet objectives seeking to encourage alternative modes of transport. A criteria based policy approach can help to address these issues.

Policy DC12 – Character of the Market Towns

The Council is suggesting changes to the policy to make the policy clearer and to refer to other approved design guidance.

Preferred Options Policy	Suggested Revised Policy
The existing historic features and open spaces will be maintained and safe, inclusive and accessible environments	The historic character and quality of the centres of the Market Towns will be maintained and enhanced, including their built

created in Saffron Walden and Great Dunmow. This will be achieved through new development which is of high quality and design led, and meets the needs of residents and visitors	form, layout, open spaces and views. New development must be accessible, of high quality and design led, based on an appraisal of historic interest and any relevant approved design guidance to promote a sense of place in new development and make sure that it can be successfully integrated into the town.
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Sustainability Objectives	Assessment of the Preferred Options Policy (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Revised policy being suggested which refers to relevant approved design guidance
1. Enhance and conserve the Countryside	?	Focussing development within town centres will reduce pressure of development on the countryside however additional pressures associated with development may impact negatively on the environment	?
2. Retain and Enhance Biodiversity	n	Not addressed by this option	n
3. Conserve the historic built environment	√	Objectives are directly supportive of each other	√
4. Provide a high standard of design and maintenance for historic buildings and their surroundings	√	Objectives are directly supportive of each other	√
5. Reduce and control noise	√	Potential for new development to address control of noise issues	√

Sustainability Objectives	Assessment of the Preferred Options Policy (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Revised policy being suggested which refers to relevant approved design guidance
		appropriately	
6. Reduce and control pollution of air, water and soil	x	Potential for new development to increase number of pollution incidents to air, water and soil	x
7. Conserve energy and improve the efficient use of natural resources	?	New development will increase energy consumption although all new developments also have the potential to use renewable and low carbon energy sources.	?
8. Deal with threats posed by flooding	?	Potential for the threat posed by flooding to be addressed at design stage of new development	?
9. Reduce waste and increase recycling	?	Potential to address waste and recycling issues proactively although new development will increase waste volumes	?
10. Encourage the use of public transport, walking and cycling	?	Potential for new development to incorporate public transport improvements in order to increase function of towns	?
11. Integrate Modes of Transport and concentrate development and facilities in town centres	√	Objectives are directly supportive of each other.	√

Sustainability Objectives	Assessment of the Preferred Options Policy (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Revised policy being suggested which refers to relevant approved design guidance
12. Improve rural public transport	√	Potential for improved rural transport to be implemented in order to meet the “maintain accessible environments” aspect to this policy.	√
13.Reduce the number of road casualties and ensure ease of pedestrian movement especially for the disabled	n	Not addressed by this option	n
14 Reduce the level of violent crime and burglary and fear of crime.	n	Not addressed by this option	n
15. Reduce vandalism and anti social behaviour especially linked to drugs and alcohol	n	Not addressed by this option	n
16. Improve access to healthcare facilities	n	Not addressed by this option	n
17. Improve sports and cultural facilities	x	New development will likely increase pressure on existing sports and cultural facilities	x
18. Improve services for	x	New development will likely increase	x

Sustainability Objectives	Assessment of the Preferred Options Policy (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Revised policy being suggested which refers to relevant approved design guidance
young people		pressure to existing services for young people	
19. Provide housing to meet local needs, especially affordable housing for young people and low paid workers	√	Potential for new development to provide affordable housing	√
20. Reduce inequalities between areas, promote social inclusion, and support cultural identity	n	Not addressed by this option	n
21. Improve school leavers' qualifications and training	n	Not addressed by this option	n
22. Help socially and environmentally responsible business growth	?	Potential for new development to support socially and environmentally responsible business growth	?
23. Support the rural economy and village facilities	x	New development in town centres will direct rural economy away from villages into town centres	x
24. Ensure the vitality of town centres	√	Objectives are directly supportive of each other	√

Conclusions

The overall assessment against the sustainability objectives has not changed as a result of the proposed changes to the policy wording.

Policy DC13 – Use of Natural Resources

To reduce repetition the Council is suggesting that this policy should be expanded to cover issues currently in policies LC2 and LCS which are then proposed to be deleted. The Council is also suggesting that the policy should be expanded to cover additional issues raised in response to the preferred options consultation.

Preferred Options Policy	Suggested Revised Policy
<p>The district council will encourage development which:</p> <ul style="list-style-type: none"> • meets the needs of all potential users • reduces consumption of energy and water • minimises the production of pollution and waste • incorporates facilities for recycling water and waste 	<p>All development should be sustainable, of high quality and meet the needs of users with minimal impacts on health, the natural environment and general amenity. In order to achieve this development should:</p> <ul style="list-style-type: none"> • meet the highest standards of accessibility and inclusion for all people regardless of disability, age or gender. The Council will encourage all new homes to be built to lifetime homes principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly • be designed with safety and security in mind, include measures to address crime and disorder and where possible meet “secured by design” standards • minimise consumption of water and make provision for water recycling

	<ul style="list-style-type: none"> • minimise the production of waste and make provision for waste recycling. • Use sustainable building materials and techniques • Minimise pollution – the impacts of noise, light, smell, dust, electro magnetic radiation or exposure to pollutants must be taken into account in locating development, during construction and in use and appropriate mitigation measures included.
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Sustainability Objectives	Assessment of the Preferred Options Policy (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	
			The Council is proposing changes to the policy to refer to health impacts and to delete policy LC2 other additions have been made to the policy relating to safety and security, pollution-including noise, sustainable building materials and accessibility.
1. Enhance and conserve the Countryside	n	Not addressed by this option	n
2. Retain and Enhance Biodiversity	√	Potential to enhance existing habitats and increase biodiversity	√
3. Conserve the historic built environment	n	Not addressed by this option	n
4. Provide a high standard of design and maintenance for historic buildings and their	n	Not addressed by this option	n

Sustainability Objectives	Assessment of the Preferred Options Policy (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	
			The Council is proposing changes to the policy to refer to health impacts and to delete policy LC2 other additions have been made to the policy relating to safety and security, pollution-including noise, sustainable building materials and accessibility.
surroundings			
5. Reduce and control noise	n	Not addressed by this option	√
6. Reduce and control pollution of air, water and soil	√	Objectives are directly supportive of each other	√
7. Conserve energy and improve the efficient use of natural resources	√	Objectives are directly supportive of each other	√
8. Deal with threats posed by flooding	n	Not addressed by this option	n
9. Reduce waste and increase recycling	√	Objectives are directly supportive of each other	√
10. Encourage the use of public transport, walking and cycling	n	Not addressed by this option	n
11. Integrate Modes of Transport and concentrate development and facilities in town centres	n	Not addressed by this option	n

Sustainability Objectives	Assessment of the Preferred Options Policy (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	
			The Council is proposing changes to the policy to refer to health impacts and to delete policy LC2 other additions have been made to the policy relating to safety and security, pollution-including noise, sustainable building materials and accessibility.
12. Improve rural public transport	n	Not addressed by this option	n
13.Reduce the number of road casualties and ensure ease of pedestrian movement especially for the disabled	n	Not addressed by this option	n
14, Reduce the level of violent crime and burglary and fear of crime.	n	Not addressed by this option	√
15. Reduce vandalism and anti social behaviour especially linked to drugs and alcohol	n	Not addressed by this option	√
16. Improve access to healthcare facilities	n	Not addressed by this option	n
17. Improve sports and cultural facilities	n	Not addressed by this option	n

Sustainability Objectives	Assessment of the Preferred Options Policy (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	
			The Council is proposing changes to the policy to refer to health impacts and to delete policy LC2 other additions have been made to the policy relating to safety and security, pollution-including noise, sustainable building materials and accessibility.
18. Improve services for young people	n	Not addressed by this option	n
19. Provide housing to meet local needs, especially affordable housing for young people and low paid workers	√	Potential for new housing to ensure efficient use of resources resulting in reduced emissions through use of renewable energy	√
20. Reduce inequalities between areas, promote social inclusion, and support cultural identity	n	Not addressed by this option	n
21. Improve school leavers' qualifications and training	n	Not addressed by this option	n
22. Help socially and environmentally responsible business growth	√	Objectives are directly supportive of each other	√
23. Support the rural economy and village	√	Potential to limit development in rural and village areas if not in support of	√

Sustainability Objectives	Assessment of the Preferred Options Policy (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	
			The Council is proposing changes to the policy to refer to health impacts and to delete policy LC2 other additions have been made to the policy relating to safety and security, pollution-including noise, sustainable building materials and accessibility.
facilities		water consumption targets	
24. Ensure the vitality of town centres	√	May have positive and negative impacts on development in the area.	√

Conclusions

The proposed changes improve the policy’s consistency with sustainability objectives, particularly in relation to noise impacts, crime and reducing vandalism which were not previously addressed by this policy.

Policy DC14 – Renewable Energy

The Council is suggesting changes to this policy to better reflect the guidance in PPS22 and to take account of the comments made.

Preferred Options Policy	Suggested Revised Policy
Renewable energy and low carbon technologies will be supported for single buildings and neighbourhoods where the benefits outweigh any other relevant local and wider environmental, economic, social and other considerations.	All new development should be located and designed to be as energy efficient as possible and include renewable or low carbon sources within the development to reduce CO2 emissions. Proposals to generate energy from renewable sources will be

	permitted except where there are overriding environmental, ecological, heritage, landscape, amenity or other constraints. Provision should be made for the site to be cleared and reinstated if the operation ceases.
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Sustainability Objectives	Assessment of the Preferred Options Policy (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Proposed wording change to make sure that all development makes the most efficient use of energy and reduces CO2 emissions
1. Enhance and conserve the Countryside	√	Potential to benefit countryside on a global scale	√
2. Retain and Enhance Biodiversity	√	Potential to benefit biodiversity on a global scale	√
3. Conserve the historic built environment	n	Not addressed by this option	n
4. Provide a high standard of design and maintenance for historic buildings and their surroundings	n	Not addressed by this option	n
5. Reduce and control noise	n	Not addressed by this option	n
6. Reduce and control pollution of air, water and soil	√	Potential to reduce and control pollution generating industry on a local and global scale	√

Sustainability Objectives	Assessment of the Preferred Options Policy (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Proposed wording change to make sure that all development makes the most efficient use of energy and reduces CO2 emissions
7. Conserve energy and improve the efficient use of natural resources	√	Objectives are directly supportive of each other	√
8. Deal with threats posed by flooding	n	Not addressed by this option	n
9. Reduce waste and increase recycling	√	Potential to adopt cleaner and less waste-generating procedures for energy supply	√
10. Encourage the use of public transport, walking and cycling	n	Not addressed by this option	n
11. Integrate Modes of Transport and concentrate development and facilities in town centres	n	Not addressed by this option	n
12. Improve rural public transport	n	Not addressed by this option	n
13. Reduce the number of road casualties and ensure ease of pedestrian movement especially for the disabled	n	Not addressed by this option	n

Sustainability Objectives	Assessment of the Preferred Options Policy (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Proposed wording change to make sure that all development makes the most efficient use of energy and reduces CO2 emissions
14. Reduce the level of violent crime and burglary and fear of crime.	n	Not addressed by this option	n
15. Reduce vandalism and anti social behaviour especially linked to drugs and alcohol	n	Not addressed by this option	n
16. Improve access to healthcare facilities	n	Not addressed by this option	n
17. Improve sports and cultural facilities	n	Not addressed by this option	n
18. Improve services for young people	n	Not addressed by this option	n
19. Provide housing to meet local needs, especially affordable housing for young people and low paid workers	√	Potential for new housing to ensure efficient use of resources resulting in reduced emissions through use of renewable energy	√
20. Reduce inequalities between areas, promote social inclusion, and	n	Not addressed by this option	n

Sustainability Objectives	Assessment of the Preferred Options Policy (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Proposed wording change to make sure that all development makes the most efficient use of energy and reduces CO2 emissions
support cultural identity			
21. Improve school leavers' qualifications and training	n	Not addressed by this option	n
22. Help socially and environmentally responsible business growth	√	Objectives are directly supportive of each other when this objective is applied to individual businesses	√
23. Support the rural economy and village facilities	n	Not addressed by this option	n
24. Ensure the vitality of town centres	n	Not addressed by this option	n

Conclusions

Overall impacts on the sustainability objectives are not affected.

Policy DC15 – Reducing Flood Risk

The Council is suggesting changes to this policy in response to the comments made by the Environment Agency in response to consultation on the preferred options

Preferred Options Policy	Suggested Revised Policy
<p>The Council will seek to allocate development beyond the floodplain. Flood risk assessments will be required for appropriate sites and management sought. In accordance with the sequential approach the most vulnerable development will be directed to areas of lowest flood risk.</p>	<p>The Council will allocate development on land beyond the floodplain as defined on the Environment Agency Flood Map. Flood risk assessments will be required for relevant development sites and appropriate management sought. In accordance with the sequential test in PPS25 all development will be directed to areas of lowest flood risk.</p>

Sustainability Objectives	Assessment of Preferred Options Policy (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Proposed change to wording of policy to make reference to Environment Agency Flood Map and PPS25
1. Enhance and conserve the Countryside	√	Objectives are directly supportive of each other	√
2. Retain and Enhance Biodiversity	?	As a residual impact from not developing on a flood plain biodiversity will also be retained.	?
3. Conserve the historic built environment	n	Not addressed by this option	n
4. Provide a high standard of design and maintenance for historic buildings and their surroundings	n	Not addressed by this option	n

Sustainability Objectives	Assessment of Preferred Options Policy (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Proposed change to wording of policy to make reference to Environment Agency Flood Map and PPS25
5. Reduce and control noise	n	Not addressed by this option	n
6. Reduce and control pollution of air, water and soil	?	Potential to reduce pollution to water should new development be moved away from fluvial systems	?
7. Conserve energy and improve the efficient use of natural resources	n	Not addressed by this option	n
8. Deal with threats posed by flooding	√	Objectives are directly supportive of each other	√
9. Reduce waste and increase recycling	n	Not addressed by this option	n
10. Encourage the use of public transport, walking and cycling	n	Not addressed by this option	n
11. Integrate Modes of Transport and concentrate development and facilities in town centres	n	Not addressed by this option	n
12. Improve rural public transport	n	Not addressed by this option	n
13. Reduce the number of road casualties and	n	Not addressed by this option	n

Sustainability Objectives	Assessment of Preferred Options Policy (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Proposed change to wording of policy to make reference to Environment Agency Flood Map and PPS25
ensure ease of pedestrian movement especially for the disabled			
14. Reduce the level of violent crime and burglary and fear of crime.	n	Not addressed by this option	n
15. Reduce vandalism and anti social behaviour especially linked to drugs and alcohol	n	Not addressed by this option	n
16. Improve access to healthcare facilities	n	Not addressed by this option	n
17. Improve sports and cultural facilities	n	Not addressed by this option	n
18. Improve services for young people	n	Not addressed by this option	n
19. Provide housing to meet local needs, especially affordable housing for young people and low paid	n	Not addressed by this option	n

Sustainability Objectives	Assessment of Preferred Options Policy (White Young Green - Nov 2007)		Assessment of Revised Policy (UDC)
	Assessment	Comment	Proposed change to wording of policy to make reference to Environment Agency Flood Map and PPS25
workers			
20. Reduce inequalities between areas, promote social inclusion, and support cultural identity	n	Not addressed by this option	n
21. Improve school leavers' qualifications and training	n	Not addressed by this option	n
22. Help socially and environmentally responsible business growth	n	Not addressed by this option	n
23. Support the rural economy and village facilities	n	Not addressed by this option	n
24. Ensure the vitality of town centres	n	Not addressed by this option	n

Conclusions

The proposed changes do not give rise to any adverse impacts in relation to the Sustainability Objectives,

Policy DC 16 Land within the Airport

Preferred Options Policy

Efficient use of land within the airport boundary should be made whilst protecting the environmental assets of the site and avoiding unnecessarily prominent structures.

No changes are proposed to this policy so there are no changes to the White Young Green appraisal of the Preferred Options Policy.

Policy DC17 – Development at the Airport

Preferred Options Policy

The design qualities of the existing terminal building and strategic landscaping of the site should act as a benchmark for subsequent phases of the development to ensure that facilities respect the countryside setting and provide a high standard of passenger experience for all users, especially if their mobility is impaired or they have some other disability.

No changes are proposed to this policy so there are no changes to the White Young Green appraisal of the Preferred Options Policy.

Policy DC18 – Transport

Preferred Options Policy

The necessary transport infrastructure and service capacity to serve the airport must be secured and public transport mode share must be maintained and improved where reasonably practical. An integrated approach must be demonstrated within the framework of a surface access strategy

No changes are proposed to this policy so there are no changes to the White Young Green appraisal of the Preferred Options Policy.

Policy LC1 – Health and Community Facilities

Preferred Options Policy
Health and other community facilities will be required as part of development proposals.

This policy is proposed to be deleted because it duplicates policy criteria set out elsewhere in the Core Strategy. The sustainability objectives are met by these other policy criteria and there are no adverse impacts arising from the proposal to delete this policy.

Policy LC2 – Health Impacts

Preferred Options Policy
The health impacts of development resulting from noise, smell, dust, electro magnetic radiation or exposure to pollutants must be taken into account during construction and in use and appropriate mitigation measures included.

This policy is proposed to be deleted because it duplicates policy criteria set out elsewhere in the Core Strategy. The sustainability objectives are met by these other policy criteria and there are no adverse impacts arising from the proposal to delete this policy.

Policy LC3 – Accessibility

Preferred Options Policy
All development must include the highest standards of accessibility and inclusion for all people regardless of disability, age or gender.

This policy is proposed to be deleted because it duplicates policy criteria set out elsewhere in the Core Strategy. The sustainability objectives are met by these other policy criteria and there are no adverse impacts arising from the proposal to delete this policy.