



Shipston on Stour Neighbourhood Plan 2016–2031

# Basic Conditions Statement

April 2017

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Shipston's neighbourhood plan  
Our town, our plan, our future.





# Basic Conditions Statement

## 1. 'Basic Conditions' to be met

1.1 This Basic Conditions Statement has been prepared to accompany the Submission Draft Shipston-on-Stour Neighbourhood Plan [SoSNP]. Neighbourhood Plans must meet certain requirements, termed 'basic conditions', before they can come into force. This compliance will be assessed by the local planning authority [Stratford-on-Avon District Council – SDC] and tested by an independent examination prior to the draft plan proceeding to a local referendum.

1.2 The defined basic conditions to be met are:

- They must have appropriate regard to national planning policy;
- They must locally contribute to attaining more sustainable development;
- They must be in general conformity with the strategic policies in the development plan for the area – in this instance the July 2016 published Stratford-on-Avon District Core Strategy 2011 to 2031;
- They must be compatible with human rights legislation and requirements; and
- They must be compatible with EU obligations and Directives.

Two aspects of the last requirement apply. It must be demonstrated that the plan will not have a significant adverse effect on any designated European site. Similarly the plan must be shown to not include policies or site allocations that would be of a development type and/or major size as to require an Environmental Impact Assessment [EIA].

Also it must be demonstrated that where a plan includes certain policies and specified forms of development, and consequently there would be a requirement <sup>5</sup> to conduct a Strategic Environmental Assessment [SEA], that either an SEA is not required, or in the event that it is such an SEA has been made and the environmental impact has been shown to be acceptable.

With regard to conformity with the District-wide strategic policies Neighbourhood Plans are not about simply re-stating the policies within the adopted Core Strategy 2011-2031. They are about setting out the community's views, as justified by evidence, on the development and use of land in their neighbourhood. This may well include setting policies and site allocations on where development should go. The basic conditions ensure an appropriate balance between communities being able to take reasonable control of the future of their areas whilst ensuring the plan does not inappropriately constrain the delivery of important strategic policies for the local area.

1.3 The Qualifying Body for the SoSNP is Shipston-on-Stour Town Council, as was confirmed in April 2013 by SDC.

1.4 The designated Neighbourhood Area is the Parish of Shipston-on-Stour.

1.5 The timescale of the SoSNP is 2016-2031. This period was selected to align with the Stratford-on-Avon Core Strategy 2011-2016. Note the plan period of the latter commenced in 2011 in order to seamlessly follow-on from the previous Local Plan. Effectively the SoSNP comprises three periods of five years. It also takes a forward view beyond that plan period as some of the policies, and most of the consequent local projects that will be implemented because of the policies, will take years to create, and will endure and have beneficial effect for several decades.

## 2. Regard for national planning aims and policy

2.1 The SoSNP contains policies and makes site allocations that are in line with the published national planning aims and policy. Full regard has been given to the National Planning Policy Framework [the Framework] and related published guidance during the production of the plan.

2.2 Each of the five policies sections within the SoSNP commences with a text box stating the relevant aims and policies within the Framework, with paragraph references given. This demonstrates that the overarching 'Core Planning Principles' within the Framework have been fully taken on board and have influenced and guided the resulting local policies.

2.3 Section 3 below includes information about how the policies within the SoSNP will help to locally attain more sustainable development. The basic purpose of the planning system is, as set out in the introductory paragraph 6 of the Framework, to contribute to the achievement of sustainable development. The SoSNP has from the outset embraced that aim. The three dimensions as noted in paragraph 7 of the Framework – economic, social and environmental – have provided a structure to the plan-making work throughout. Topic groups within the community team covered those dimensions, with the addition of an infrastructure and flooding category, to ensure the right focus was made.

2.4 To check that the emerging local policies will contribute to achieving more sustainable development those draft policies were subjected to a Sustainability Appraisal [SA]. This took place in September 2016, ahead of the pre-submission publication of the draft plan. An SA is not mandatory, but it was considered good practice to do one so that if necessary the draft policies could be modified and improved. The model for the SA was a streamlined version of the SA conducted <sup>6</sup> in 2014 by Lepus Consulting, as hired by SDC to assess the then draft Core Strategy. The published Lepus report shows their SA used 15 categories, derived from the Framework, against which the draft Core Strategy policies were assessed and scored. This was an excellent model to emulate for the SA on the draft local policies.

2.5 The report on the SA of the draft SoSNP policies is in full at Appendix 1.

## 3. Locally contributing to sustainable development.

3.1 The comments in section 2 above show how implementing the SoSNP policies will locally support the overall planning system aim of contributing to the achievement of sustainable development.

3.2 The majority of the local policies will lead to consequent <sup>7</sup> local projects to make significant changes, many of which are practical things that will improve the local economy, reduce the need to travel, protect valued green spaces, and so forth. Whilst these local projects are not formally part of the SoSNP they derive from it, and should be taken into account when considering how putting the plan into action will make the town more sustainable.

## 4. Conforming to the adopted Core Strategy 2011 – 2031

4.1. As noted in section 2 above the SoSNP policies are introduced with text boxes listing the main Core Strategy 'strategic' policies that bear. This is so for many of the District-wide policies, and particularly so for the Shipston-on-Stour Area Policy at Section 6.6 of the Core Strategy document. This highlighting of the national and SDC strategic policies sets the context and requirements for the local policies to meet.

4.2 Very relevant also is the January 2017 Lepus Consulting report to SDC on the Strategic Environmental Assessment [SEA] that was requested as part of the SDC response to the published pre-submission draft SoSNP. This Lepus report was required to check that the issues behind the plan and the resulting local policies were not going to trigger a requirement for an SEA. It so proved the case. But in making that check by way of a 'screening' Lepus reviewed the local policies against the strategic policies within the adopted Core Strategy, see section 3 of the Lepus report. This is a very helpful cross check confirming that the SoSNP does conform to the strategic policies in the adopted Core Strategy.

## 5. Compatible with human rights requirements

5.1 The process by which the draft Submission SoSNP has been produced, and the resulting document, has had regard to the fundamental rights and freedoms as guaranteed under the European Convention on Human Rights. The plan complies with the requirements of the Human Rights Act 1998.

## 6. Compatible with EU obligations

6.1 The above mentioned 'screening' by Lepus Consulting for SDC as reported in January 2017 confirmed that the local policies within the SoSNP were not such as to require a Strategic Environmental Assessment [SEA]. This check by Lepus included referral to the three national environmental protection bodies that have the deciding say in such considerations: Natural England; Historic England; and the Environment Agency. All confirmed that an SEA was not required.

6.2 In respect of relevant protected habitats the designated area does not include any relevant protected habitats. The January 2017 Lepus Consulting report as mentioned above confirms this.

6.3 None of the SoSNP policies or site allocations are of a type or scale to trigger a need for an Environmental Impact Assessment as defined in Annex 1 and annex 2 of the EIA Directive.

*Stephen Miles*

Written by Stephen Miles BSc MSc DipTP MRTPI on behalf of the community plan-making team  
02 April 2017

# Appendix 1

## Shipston-on-Stour Neighbourhood Plan 2016-2031

### Sustainability Appraisal of Pre-Submission Draft Plan Policies

Notes of a workshop style meeting held on 30 September 2016

Location: New Clark House

Present: Richard Taylor, Graham French, Ed Jackson, Jane Miles, Stephen Miles.

#### 1. Background and purpose of the meeting

1.1 A Neighbourhood Plan has to meet a number of specified 'basic conditions' <sup>9</sup> before it can be confirmed as a sound plan and subsequently adopted. One aspect of the post-submission independent examination is to assess whether the draft plan meets the basic conditions. One of the requirements is demonstrating that the plan will contribute to the achievement of sustainable development. Neighbourhood Plans do not have to be subjected to a formal assessment as do other types of development plan, such as did the lately adopted Stratford-on-Avon District Core Strategy 2011-2031.

1.2 The method by which such compliance is demonstrated is not prescribed. The most frequently used method appears to be a comparison between the draft policies within a Neighbourhood Plan and the adopted policies within a Local Plan or Core Strategy. To be adopted such a higher level plan will have been subjected to a Sustainability Appraisal as this is a mandatory requirement. So if it can be shown that the draft local policies within a Neighbourhood Plan are aligned with the higher level policies, those local policies can reasonably be assumed to also achieve sustainable development.

1.3 The Sustainability Appraisal [SA] of the then submission draft Core Strategy was conducted in 2014 for the District Council by Lepus Consulting <sup>10</sup>. A comprehensive report on the process and conclusions was published, and this report would have been a consideration when the draft Core Strategy was examined. The Lepus SA in essence took a list of 15 sustainable development objectives that were applicable to the plan, then applied a set of criteria and questions to the draft policies such that the objectives and the policies could be assessed for their potential contribution to improving the sustainable development of the District.

1.4 For the appraisal of the submission draft Neighbourhood Plan policies the approach taken was to do more than cross check with the Core Strategy. A simplified SA was conducted using the objectives, methodology and assessment framework as applied by Lepus <sup>11</sup>. A useful SA baseline was provided by Lepus by way of their assessment <sup>12</sup> of Core Strategy Area Policy AS.6 Shipston-on-Stour.

1.5 A checklist pro forma was written for the Neighbourhood Plan SA, this was used as each draft policy and the related objectives was considered. The checklist used the same SA Objectives as had Lepus.

1.6 The team for the SA workshop comprised community team members Richard Taylor and Ed Jackson, respectively topic leaders for Infrastructure and Housing, plus Birmingham resident Graham French. Town Planner Jane Miles was on hand to comment on sustainable development aims and objectives within the national Planning Policy Framework and the adopted Core Strategy. Town Planner Stephen Miles recorded the assessments.

1.7 This report will form part of the Basic Conditions Report that will be one of the mandatory supporting documents to be submitted to the District Council with the submission draft plan. The purpose of the report is to demonstrate that the plan will achieve sustainable development and in that regard is, as a minimum, in conformity with the adopted Core Strategy.

## 2. Conclusions

2.1 The completed SA checklists for all the draft policies follow in the annex at section 3.

2.2 The checklists indicate the views of the assessment team as to the contributions, or otherwise. Of the various policies over the plan period towards sustainable development.

2.3 Two main conclusions can be made:

- Overall the set of local policies complements, and arguably slightly strengthens, the set of policies in the adopted Core Strategy [as assessed by Lepus Consulting in 2014]; and
- Some of the Neighbourhood Plan policies score noticeably well in terms of contributing to sustainable development [refer to those with 'likely strong positive effect' notation and the dark green labels]. The strongest performers are within the environment and flooding topics.

2.4 This SA should be regarded as an interim assessment. When the concluding local consultations have ended in January 2016 and material feedback has led to modifications, those modified policies should be compared to those draft policies as assessed and reported in this document. If the modification are significant it would be prudent to re-assess those policies on a selective basis.

## Stephen Miles

Stephen Miles BSc MSc MRTPI  
For the Neighbourhood Plan Community Group  
02 November 2016.

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<sup>1</sup> Refer to Locality Neighbourhood Plans Roadmap Guide page 38.

<sup>2</sup> Planning Policy Framework March 2015 Department for Communities and Local Government.

<sup>3</sup> Stratford-on-Avon District Core Strategy July 2016.

<sup>4</sup> Shipston-on-Stour Neighbourhood Plan 2016 – 2031 report of Sustainability Appraisal of Pre-Submission Draft Plan policies, workshop meeting held 30 September 2016.

<sup>5</sup> European Directive 2001/42/EC and subsequently UK Environmental Assessment of Plans and Programmes regulations 2004 [SEA Regulations].

<sup>6</sup> Lepus Consulting Sustainability Appraisal of the Stratford-on-Avon Core Strategy May 2014

<sup>7</sup> Shipston-on-Stour Neighbourhood Plan published note of Consequent Local Projects April 2017 to accompany the Submission Draft Plan.

<sup>8</sup> Lepus Consulting Strategic Environmental assessment of the Shipston-on-Stour Neighbourhood Plan, SEA Screening Document, January 2017.

<sup>9</sup> See Locality Roadmap Guide 2013 page 38 Locality.

<sup>10</sup> Sustainability Appraisal of the Stratford-on-Avon Core Strategy, May 2014, Lepus Consulting.

<sup>11</sup> Refer to document as Footnote 2 and therein Table 2.1 for SA Objectives, Section 4 for Appraisal Methodology, and Appendix C for the detailed assessment framework.

<sup>12</sup> Ibid page 71.

### 3. Sustainability Appraisal of Submission Draft Plan: Policies Assessment Checklists

Policy Number:	Policy Title:	Score
<b>EC1</b>	<b>Keeping land available for employment use</b>	
1	Protect, enhance and manage historic and cultural heritage	
2	Protect, enhance and manage landscape and townscape distinctiveness	
3	Protect, enhance and manage biodiversity and geodiversity	
4	Reduce the risk of flooding	
5	Minimise the District's contribution to climate change	
6	Plan for anticipated levels of climate change	
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	+
11	Reduce barriers for those living in rural areas	+
12	Protect the integrity of the District's countryside	
13	Provide affordable, environmentally sound and good quality housing for all	
14	Safeguard and improve community health, safety and wellbeing	
15	Develop a dynamic, diverse and knowledge-based economy	+

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

#### Comments on policy performance:

A key issue for the plan is the increase in the town's population and the substantial decline in local jobs over the past few years.

Supporting local businesses, retaining land and buildings in employment use, and safeguarding the modest amount of land allocated in the Core Strategy for employment use is an important objective.

That said, there must be realism. The town is unlikely to attract major employers needing large sites. The priority is to retain and make best use of existing employment land. The accommodation needs of local small businesses and start-ups will be a priority.

The main objective is to reduce the need to travel to work in other places. This ties-in with the National Planning Policy Framework [the Framework] and the adopted Core Strategy. The policy will assist and make some difference but most likely will not offset an increasing need to travel.

#### Key for the policy performance assessment

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number: Policy Title: Score

EC2	Creating more business space to meet local needs	
1	Protect, enhance and manage historic and cultural heritage	
2	Protect, enhance and manage landscape and townscape distinctiveness	
3	Protect, enhance and manage biodiversity and geodiversity	
4	Reduce the risk of flooding	
5	Minimise the District's contribution to climate change	+
6	Plan for anticipated levels of climate change	
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	+
11	Reduce barriers for those living in rural areas	+
12	Protect the integrity of the District's countryside	
13	Provide affordable, environmentally sound and good quality housing for all	
14	Safeguard and improve community health, safety and wellbeing	
15	Develop a dynamic, diverse and knowledge-based economy	++

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

### Comments on policy performance:

Similar to EC1 comments.

#### Key for the policy performance assessment

	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number:	Policy Title:	Score
<b>EC3</b>	<b>Retaining employment components within mixed-use projects</b>	
1	Protect, enhance and manage historic and cultural heritage	*
2	Protect, enhance and manage landscape and townscape distinctiveness	
3	Protect, enhance and manage biodiversity and geodiversity	
4	Reduce the risk of flooding	
5	Minimise the District's contribution to climate change	
6	Plan for anticipated levels of climate change	
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	
11	Reduce barriers for those living in rural areas	+
12	Protect the integrity of the District's countryside	+
13	Provide affordable, environmentally sound and good quality housing for all	
14	Safeguard and improve community health, safety and wellbeing	
15	Develop a dynamic, diverse and knowledge-based economy	+

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

**Comments on policy performance:**

Comments as EC1.

A particular site consideration is the mixed-use redevelopment of the former Norgren works. The approved layout and mix includes some employment units. It would be good is what has been approved actually happens.

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number: Policy Title: Score

EC4	Encouraging employment uses on the former Turbine Blading site	Score
1	Protect, enhance and manage historic and cultural heritage	
2	Protect, enhance and manage landscape and townscape distinctiveness	
3	Protect, enhance and manage biodiversity and geodiversity	
4	Reduce the risk of flooding	
5	Minimise the District's contribution to climate change	
6	Plan for anticipated levels of climate change	
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	+
11	Reduce barriers for those living in rural areas	+
12	Protect the integrity of the District's countryside	
13	Provide affordable, environmentally sound and good quality housing for all	
14	Safeguard and improve community health, safety and wellbeing	
15	Develop a dynamic, diverse and knowledge-based economy	+

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

### Comments on policy performance:

Comments as EC1.

This site was formerly a major local employer. After being vacant for a few years a planning application has been submitted for 'extra care' format housing. At the time of the SA workshop this application had not been determined though it was felt likely it would be approved given the suitable location and the considerable and increasing local need for older persons' accommodation. There would also be a significant number of local jobs created.

### Key for the policy performance assessment

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number:      Policy Title:      Score

EC5	Encouraging live/work format developments	
1	Protect, enhance and manage historic and cultural heritage	*
2	Protect, enhance and manage landscape and townscape distinctiveness	
3	Protect, enhance and manage biodiversity and geodiversity	
4	Reduce the risk of flooding	
5	Minimise the District's contribution to climate change	
6	Plan for anticipated levels of climate change	
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	+
11	Reduce barriers for those living in rural areas	+
12	Protect the integrity of the District's countryside	
13	Provide affordable, environmentally sound and good quality housing for all	+
14	Safeguard and improve community health, safety and wellbeing	
15	Develop a dynamic, diverse and knowledge-based economy	+

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

### Comments on policy performance:

Comments as EC1.

This policy additionally will increase the housing stock and housing choice. It is unlikely to be a significant contributor to a reduced need for travel-to-work, but it may help. It will also provide workspace for homeworkers, the survey of those in such employment indicated a local need for small scale premises suited to business growth.

### Key for the policy performance assessment

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number:	Policy Title:	Score
<b>EC6</b>	<b>Raising the leisure and tourism profile of the town</b>	
1	Protect, enhance and manage historic and cultural heritage	+
2	Protect, enhance and manage landscape and townscape distinctiveness	+
3	Protect, enhance and manage biodiversity and geodiversity	
4	Reduce the risk of flooding	
5	Minimise the District's contribution to climate change	
6	Plan for anticipated levels of climate change	
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	-
11	Reduce barriers for those living in rural areas	
12	Protect the integrity of the District's countryside	+
13	Provide affordable, environmentally sound and good quality housing for all	
14	Safeguard and improve community health, safety and wellbeing	+
15	Develop a dynamic, diverse and knowledge-based economy	+

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

### Comments on policy performance:

Greater appreciation and use of heritage assets should contribute if managed well to their conservation.

Similar for the appreciation and use of the local countryside, with attendant wellbeing benefits.

The downside is an increased need to travel and mainly use cars given the paucity of public transport.

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number:      Policy Title: Score

EC7	Town centre improvements that support local business	
1	Protect, enhance and manage historic and cultural heritage	+
2	Protect, enhance and manage landscape and townscape distinctiveness	++
3	Protect, enhance and manage biodiversity and geodiversity	
4	Reduce the risk of flooding	
5	Minimise the District's contribution to climate change	
6	Plan for anticipated levels of climate change	
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	+
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	-
11	Reduce barriers for those living in rural areas	
12	Protect the integrity of the District's countryside	
13	Provide affordable, environmentally sound and good quality housing for all	
14	Safeguard and improve community health, safety and wellbeing	+
15	Develop a dynamic, diverse and knowledge-based economy	+

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

**Comments on policy performance:**

Comments as EC1.

This policy will potentially make a significant contribution to sustainable development. The objective is to make the town centre more vital, efficient and attractive, and in so doing to assist local businesses.

As a designated Main Rural Centre the town provided a wide catchment with shopping, services and facilities. Doing this better will reduce the need to travel elsewhere. If the functionality is improved such as easier parking this should improve air quality and public safety.

The changes will also be key to making the town a more obvious and attractive visitor destination with benefits for the local economy.

**Key for the policy performance assessment**

**Score**

Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number: Policy Title: Score

EC8	A better location for visitor and tourism information	
1	Protect, enhance and manage historic and cultural heritage	++
2	Protect, enhance and manage landscape and townscape distinctiveness	+
3	Protect, enhance and manage biodiversity and geodiversity	
4	Reduce the risk of flooding	
5	Minimise the District's contribution to climate change	
6	Plan for anticipated levels of climate change	
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	
11	Reduce barriers for those living in rural areas	
12	Protect the integrity of the District's countryside	
13	Provide affordable, environmentally sound and good quality housing for all	
14	Safeguard and improve community health, safety and wellbeing	
15	Develop a dynamic, diverse and knowledge-based economy	+

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

### Comments on policy performance:

Comments as EC6.

#### Key for the policy performance assessment

	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number:	Policy Title:	Score
<b>EC9</b>	<b>Make the Mill Street riverside more of an asset and attraction</b>	
1	Protect, enhance and manage historic and cultural heritage	++
2	Protect, enhance and manage landscape and townscape distinctiveness	++
3	Protect, enhance and manage biodiversity and geodiversity	+
4	Reduce the risk of flooding	0
5	Minimise the District's contribution to climate change	
6	Plan for anticipated levels of climate change	
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	
11	Reduce barriers for those living in rural areas	
12	Protect the integrity of the District's countryside	
13	Provide affordable, environmentally sound and good quality housing for all	
14	Safeguard and improve community health, safety and wellbeing	+
15	Develop a dynamic, diverse and knowledge-based economy	+

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

### Comments on policy performance:

This is an important policy that should stimulate an 'easy win' local project that will celebrate the town's heritage, greatly improve a gateway to the town centre, and improve an unloved but very accessible area of public amenity.

There will need to be due regard to flood mitigation measures but suitable design will be achievable.

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number:	Policy Title:	Score
<b>INF1</b>	<b>Contributions to essential new infrastructure and community facilities</b>	
1	Protect, enhance and manage historic and cultural heritage	+
2	Protect, enhance and manage landscape and townscape distinctiveness	+
3	Protect, enhance and manage biodiversity and geodiversity	+
4	Reduce the risk of flooding	+
5	Minimise the District's contribution to climate change	+
6	Plan for anticipated levels of climate change	+
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	+
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	+
11	Reduce barriers for those living in rural areas	
12	Protect the integrity of the District's countryside	+
13	Provide affordable, environmentally sound and good quality housing for all	
14	Safeguard and improve community health, safety and wellbeing	++
15	Develop a dynamic, diverse and knowledge-based economy	

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

**Comments on policy performance:**

Funding from CIL and other sources will address a backlog of infrastructure and community facilities and add capacity consistent with increasing local demand over the plan period.

This will provide across the board sustainable development improvements.

The policy indicates the local priorities.

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number:	Policy Title:	Score
<b>INF2</b>	<b>Town centre traffic and parking</b>	
1	Protect, enhance and manage historic and cultural heritage	+
2	Protect, enhance and manage landscape and townscape distinctiveness	++
3	Protect, enhance and manage biodiversity and geodiversity	
4	Reduce the risk of flooding	
5	Minimise the District's contribution to climate change	
6	Plan for anticipated levels of climate change	
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	+
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	-
11	Reduce barriers for those living in rural areas	
12	Protect the integrity of the District's countryside	
13	Provide affordable, environmentally sound and good quality housing for all	
14	Safeguard and improve community health, safety and wellbeing	+
15	Develop a dynamic, diverse and knowledge-based economy	+

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

### Comments on policy performance:

Comments as EC7.

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number: Policy Title: Score

IN3	Improved pedestrian and cyclist access	
1	Protect, enhance and manage historic and cultural heritage	
2	Protect, enhance and manage landscape and townscape distinctiveness	
3	Protect, enhance and manage biodiversity and geodiversity	
4	Reduce the risk of flooding	
5	Minimise the District's contribution to climate change	+
6	Plan for anticipated levels of climate change	
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	+
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	++
11	Reduce barriers for those living in rural areas	
12	Protect the integrity of the District's countryside	
13	Provide affordable, environmentally sound and good quality housing for all	
14	Safeguard and improve community health, safety and wellbeing	++
15	Develop a dynamic, diverse and knowledge-based economy	

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

### Comments on policy performance:

This is a key policy with regard to locally reducing short trips by car and improving wellbeing by getting more people and active and using the footpaths and tracks to and from the fine countryside adjoining the town.

### Key for the policy performance assessment

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number: Policy Title: Score

FLD1	Attaining 'better than flood neutral' surface water drainage	
1	Protect, enhance and manage historic and cultural heritage	
2	Protect, enhance and manage landscape and townscape distinctiveness	
3	Protect, enhance and manage biodiversity and geodiversity	
4	Reduce the risk of flooding	++
5	Minimise the District's contribution to climate change	
6	Plan for anticipated levels of climate change	++
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	
11	Reduce barriers for those living in rural areas	
12	Protect the integrity of the District's countryside	
13	Provide affordable, environmentally sound and good quality housing for all	
14	Safeguard and improve community health, safety and wellbeing	++
15	Develop a dynamic, diverse and knowledge-based economy	

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

### Comments on policy performance:

This policy will address a major local issue that periodically results in flooding events. There needs to be work to deal with a backlog of drainage network improvements, and an element of 'future proofing' to deal with the consequences of climate change.

### Key for the policy performance assessment

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number: Policy Title: Score

FLD2	Keeping watercourses and ditches as open channels	Score
1	Protect, enhance and manage historic and cultural heritage	
2	Protect, enhance and manage landscape and townscape distinctiveness	
3	Protect, enhance and manage biodiversity and geodiversity	
4	Reduce the risk of flooding	
5	Minimise the District's contribution to climate change	++
6	Plan for anticipated levels of climate change	
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	
11	Reduce barriers for those living in rural areas	
12	Protect the integrity of the District's countryside	
13	Provide affordable, environmentally sound and good quality housing for all	
14	Safeguard and improve community health, safety and wellbeing	+
15	Develop a dynamic, diverse and knowledge-based economy	

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

### Comments on policy performance:

This policy will reinforce FLD1 and the comments about FLD1 apply.

#### Key for the policy performance assessment

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number: Policy Title: Score

FLD3	Not reducing the effectiveness of the flood plain	
1	Protect, enhance and manage historic and cultural heritage	
2	Protect, enhance and manage landscape and townscape distinctiveness	
3	Protect, enhance and manage biodiversity and geodiversity	+
4	Reduce the risk of flooding	++
5	Minimise the District's contribution to climate change	
6	Plan for anticipated levels of climate change	++
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	
11	Reduce barriers for those living in rural areas	
12	Protect the integrity of the District's countryside	
13	Provide affordable, environmentally sound and good quality housing for all	
14	Safeguard and improve community health, safety and wellbeing	++
15	Develop a dynamic, diverse and knowledge-based economy	

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

### Comments on policy performance:

This policy reinforces FLD1 and the comments on FLD1 apply.

There will be opportunities for enhanced biodiversity if measure to retain and better enhance the effectiveness of the flood plain are properly addressed.

### Key for the policy performance assessment

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number: Policy Title: Score

ENV1	Conserving the adjoining countryside	
1	Protect, enhance and manage historic and cultural heritage	+
2	Protect, enhance and manage landscape and townscape distinctiveness	++
3	Protect, enhance and manage biodiversity and geodiversity	
4	Reduce the risk of flooding	
5	Minimise the District's contribution to climate change	
6	Plan for anticipated levels of climate change	
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	
11	Reduce barriers for those living in rural areas	
12	Protect the integrity of the District's countryside	++
13	Provide affordable, environmentally sound and good quality housing for all	
14	Safeguard and improve community health, safety and wellbeing	++
15	Develop a dynamic, diverse and knowledge-based economy	

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

### Comments on policy performance:

This is a locally very important policy for sustainable development.

The designation of two Local Green Spaces in key locations is central to protecting, enhancing and managing the distinctive feature of the landscape setting of the town.

This protection is fundamental to the improved wellbeing of the community through more, and more active, access and use of the adjoining countryside. The shortfall of within-town public open space is documented, and there is limited scope to create more. So accessing, managing and using what adjoins is a sound approach. But protection is required if those benefits are to be derived.

Refer to the environment topic issues report addendum October 2016.

### Key for the policy performance assessment

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number:	Policy Title:	Score
<b>ENV2</b>	<b>Ensuring development reflects the landscape setting</b>	
1	Protect, enhance and manage historic and cultural heritage	+
2	Protect, enhance and manage landscape and townscape distinctiveness	++
3	Protect, enhance and manage biodiversity and geodiversity	+
4	Reduce the risk of flooding	
5	Minimise the District's contribution to climate change	
6	Plan for anticipated levels of climate change	
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	
11	Reduce barriers for those living in rural areas	
12	Protect the integrity of the District's countryside	++
13	Provide affordable, environmentally sound and good quality housing for all	
14	Safeguard and improve community health, safety and wellbeing	+
15	Develop a dynamic, diverse and knowledge-based economy	

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

**Comments on policy performance:**

Refer to comments on ENV1 which also apply to ENV2.

There are both good and not-so-good local examples of how the transition for town to countryside can be best achieved. This policy will ensure that appropriate design solutions are identified.

There is a strong overlap with the objective of ENV1.

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number: Policy Title: Score

ENV3	Ensuring development is in keeping with the local character and distinctiveness	
1	Protect, enhance and manage historic and cultural heritage	++
2	Protect, enhance and manage landscape and townscape distinctiveness	++
3	Protect, enhance and manage biodiversity and geodiversity	
4	Reduce the risk of flooding	
5	Minimise the District's contribution to climate change	
6	Plan for anticipated levels of climate change	
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	
11	Reduce barriers for those living in rural areas	
12	Protect the integrity of the District's countryside	
13	Provide affordable, environmentally sound and good quality housing for all	
14	Safeguard and improve community health, safety and wellbeing	+
15	Develop a dynamic, diverse and knowledge-based economy	+

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

### Comments on policy performance:

The quality, scale and local distinctiveness of the historic central area of the town is central to several of the objectives and policies in the plan.

The challenge is to effectively manage changes that will make the town centre more vibrant, functional and economically active, and relevant to meeting local needs. If done well this will reduce the need to travel for shopping and services, and will it increase local employment.

This policy makes clear that town centre development that respects conservation aims yet adds to the local economy will be possible.

### Key for the policy performance assessment

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number:	Policy Title:	Score
<b>ENV4</b>	<b>Making riverside land more attractive and useful</b>	
1	Protect, enhance and manage historic and cultural heritage	++
2	Protect, enhance and manage landscape and townscape distinctiveness	++
3	Protect, enhance and manage biodiversity and geodiversity	
4	Reduce the risk of flooding	+
5	Minimise the District's contribution to climate change	
6	Plan for anticipated levels of climate change	
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	
11	Reduce barriers for those living in rural areas	
12	Protect the integrity of the District's countryside	
13	Provide affordable, environmentally sound and good quality housing for all	
14	Safeguard and improve community health, safety and wellbeing	++
15	Develop a dynamic, diverse and knowledge-based economy	

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

### Comments on policy performance:

See the comments on EC9 which also apply to ENV4..

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number: Policy Title: Score

ENV5	Improving and adding play area, parks and public open spaces	Score
1	Protect, enhance and manage historic and cultural heritage	
2	Protect, enhance and manage landscape and townscape distinctiveness	
3	Protect, enhance and manage biodiversity and geodiversity	
4	Reduce the risk of flooding	
5	Minimise the District's contribution to climate change	
6	Plan for anticipated levels of climate change	
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	
11	Reduce barriers for those living in rural areas	
12	Protect the integrity of the District's countryside	
13	Provide affordable, environmentally sound and good quality housing for all	
14	Safeguard and improve community health, safety and wellbeing	++
15	Develop a dynamic, diverse and knowledge-based economy	

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

### Comments on policy performance:

With a documented substantial shortfall of within-town publicly accessible parks, play areas and open spaces it is important that the limited scope to add to and improve such facilities is made the most of.

It is unlikely that many additional publicly accessible facilities can be created, the land does not exist other than within new, planned developments where the intention is to meet the needs of new residents. So whilst objective 14 scores well it is of very limited relevance because not that much can be practically achieved. Hence the overall neutral score.

### Key for the policy performance assessment

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number: Policy Title: Score

ENV6	Creating a new local nature reserve	
1	Protect, enhance and manage historic and cultural heritage	
2	Protect, enhance and manage landscape and townscape distinctiveness	
3	Protect, enhance and manage biodiversity and geodiversity	++
4	Reduce the risk of flooding	
5	Minimise the District's contribution to climate change	
6	Plan for anticipated levels of climate change	
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	
11	Reduce barriers for those living in rural areas	
12	Protect the integrity of the District's countryside	
13	Provide affordable, environmentally sound and good quality housing for all	
14	Safeguard and improve community health, safety and wellbeing	
15	Develop a dynamic, diverse and knowledge-based economy	

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

### Comments on policy performance:

The policy objective can readily be met by designating the area of land. In narrow terms it will deliver a biodiversity gain but the need to restrict public access will make the local nature reserve of limited wider significance to the community. Hence scoring only a positive effect and no more.

### Key for the policy performance assessment

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number: Policy Title: Score

HSG1	Ensuring a supply of affordable rental and shared equity homes	
1	Protect, enhance and manage historic and cultural heritage	
2	Protect, enhance and manage landscape and townscape distinctiveness	
3	Protect, enhance and manage biodiversity and geodiversity	
4	Reduce the risk of flooding	
5	Minimise the District's contribution to climate change	
6	Plan for anticipated levels of climate change	
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	+
11	Reduce barriers for those living in rural areas	+
12	Protect the integrity of the District's countryside	
13	Provide affordable, environmentally sound and good quality housing for all	++
14	Safeguard and improve community health, safety and wellbeing	+
15	Develop a dynamic, diverse and knowledge-based economy	+

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

### Comments on policy performance:

This policy will deliver some quite strong local gains in sustainable development by providing housing choice and affordability over the plan period.

The affordability of the existing housing stock and overall the additional stock likely to be added as commitments are built is increasingly restricting the availability of housing to meet local needs. This is especially true for younger persons and many of those working in the town.

The policy also overlaps with several of the economy policies in that affordable local housing is a requirement for a more vibrant local economy and fewer residents needing to travel to jobs elsewhere.

### Key for the policy performance assessment

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number:      Policy Title: Score

HSG2	Ensuring a supply of low cost market housing	
1	Protect, enhance and manage historic and cultural heritage	
2	Protect, enhance and manage landscape and townscape distinctiveness	
3	Protect, enhance and manage biodiversity and geodiversity	
4	Reduce the risk of flooding	
5	Minimise the District's contribution to climate change	
6	Plan for anticipated levels of climate change	
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	+
11	Reduce barriers for those living in rural areas	+
12	Protect the integrity of the District's countryside	
13	Provide affordable, environmentally sound and good quality housing for all	++
14	Safeguard and improve community health, safety and wellbeing	+
15	Develop a dynamic, diverse and knowledge-based economy	+

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

### Comments on policy performance:

Comments as for HSG1.

#### Key for the policy performance assessment

	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number:      Policy Title: Score

HSG3	Meeting the housing needs of older persons	
1	Protect, enhance and manage historic and cultural heritage	
2	Protect, enhance and manage landscape and townscape distinctiveness	
3	Protect, enhance and manage biodiversity and geodiversity	
4	Reduce the risk of flooding	
5	Minimise the District's contribution to climate change	
6	Plan for anticipated levels of climate change	
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	
11	Reduce barriers for those living in rural areas	++
12	Protect the integrity of the District's countryside	
13	Provide affordable, environmentally sound and good quality housing for all	++
14	Safeguard and improve community health, safety and wellbeing	++
15	Develop a dynamic, diverse and knowledge-based economy	

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

**Comments on policy performance:**

There is an identified local need within the town and the surrounding rural area for a far greater quantity and choice of accommodation for older persons. The local population is on average significantly older than the District or National averages, and that local population will grow significantly over the plan period not least due to commitments being built and older people being attracted to the town generally.

This policy is particularly important given the above noted trends and the current lack of appropriate accommodation.

Key for the policy performance assessment Score

Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number:      Policy Title: Score

HSG4	Allocating housing land to meet local needs from 2021	
1	Protect, enhance and manage historic and cultural heritage	
2	Protect, enhance and manage landscape and townscape distinctiveness	+
3	Protect, enhance and manage biodiversity and geodiversity	
4	Reduce the risk of flooding	
5	Minimise the District's contribution to climate change	
6	Plan for anticipated levels of climate change	
7	Protect and conserve natural resources	+
8	Reduce air, soil and water pollution	
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	
11	Reduce barriers for those living in rural areas	
12	Protect the integrity of the District's countryside	
13	Provide affordable, environmentally sound and good quality housing for all	++
14	Safeguard and improve community health, safety and wellbeing	
15	Develop a dynamic, diverse and knowledge-based economy	

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

### Comments on policy performance:

This policy allocates two sites to provide additional housing in the later part of the plan period. The two sites have capacity for about 40 dwellings in total. This is a contribution over and above the additional dwellings being provided as commitments.

The main reason for the policy is to add to the availability and choice of housing to meet future identified local needs.

### Key for the policy performance assessment

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number:      Policy Title: Score

HSG5	Encouraging custom and self-build housing opportunities	
1	Protect, enhance and manage historic and cultural heritage	
2	Protect, enhance and manage landscape and townscape distinctiveness	
3	Protect, enhance and manage biodiversity and geodiversity	
4	Reduce the risk of flooding	
5	Minimise the District's contribution to climate change	
6	Plan for anticipated levels of climate change	
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	
11	Reduce barriers for those living in rural areas	
12	Protect the integrity of the District's countryside	
13	Provide affordable, environmentally sound and good quality housing for all	++
14	Safeguard and improve community health, safety and wellbeing	
15	Develop a dynamic, diverse and knowledge-based economy	

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

**Comments on policy performance:**

The Core strategy does not contain a policy specifically about custom and self-build housing. This type of housing has the support of central government, and it can locally add to choice. It is unlikely to be a significant contributor to meeting housing needs but it is felt locally that it should figure in the plan to see if it is taken up.

The policy will apply to the land identified in HSG4 and on that basis two plots would be made available.

This policy will make a small contribution to sustainable development hence the overall score given.

**Key for the policy performance assessment**

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number:      Policy Title: Score

HSG6	More intensive development within existing built-up area	
1	Protect, enhance and manage historic and cultural heritage	
2	Protect, enhance and manage landscape and townscape distinctiveness	++
3	Protect, enhance and manage biodiversity and geodiversity	
4	Reduce the risk of flooding	
5	Minimise the District's contribution to climate change	
6	Plan for anticipated levels of climate change	
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	
11	Reduce barriers for those living in rural areas	
12	Protect the integrity of the District's countryside	
13	Provide affordable, environmentally sound and good quality housing for all	++
14	Safeguard and improve community health, safety and wellbeing	
15	Develop a dynamic, diverse and knowledge-based economy	

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

### Comments on policy performance:

This is a key policy for sustainable development. The objective is to make the most and best use of the existing built-up area by way of the re-use and land and buildings, and the intensification of existing development. This is an alternative to further outward expansion of the town as evident in the several housing estates added since the 1960s and the continuation of that trend as the upcoming build-out of commitments takes place.

There will need to be excellent design and good development management practice to ensure such re-use and intensification is handled well and has satisfactory outcomes. This applies especially to conserving heritage assets.

### Key for the policy performance assessment

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number: Policy Title: Score

HSG7	Encouraging the re-use of previously developed land++	
1	Protect, enhance and manage historic and cultural heritage	
2	Protect, enhance and manage landscape and townscape distinctiveness	++
3	Protect, enhance and manage biodiversity and geodiversity	
4	Reduce the risk of flooding	
5	Minimise the District's contribution to climate change	
6	Plan for anticipated levels of climate change	
7	Protect and conserve natural resources	+
8	Reduce air, soil and water pollution	
9	Reduce waste generation and promote effective waste management	+
10	Encourage sustainable transport and reduce the need to travel	
11	Reduce barriers for those living in rural areas	
12	Protect the integrity of the District's countryside	
13	Provide affordable, environmentally sound and good quality housing for all	++
14	Safeguard and improve community health, safety and wellbeing	+
15	Develop a dynamic, diverse and knowledge-based economy	

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

### Comments on policy performance:

This policy scores well as it is a form of re-cycling.

The comments as for HSG6 apply.

### Key for the policy performance assessment

Score

Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-

Policy Number: Policy Title: Score

HSG8	Lower Tileman's Lane	Score
1	Protect, enhance and manage historic and cultural heritage	
2	Protect, enhance and manage landscape and townscape distinctiveness	
3	Protect, enhance and manage biodiversity and geodiversity	
4	Reduce the risk of flooding	
5	Minimise the District's contribution to climate change	
6	Plan for anticipated levels of climate change	
7	Protect and conserve natural resources	
8	Reduce air, soil and water pollution	
9	Reduce waste generation and promote effective waste management	
10	Encourage sustainable transport and reduce the need to travel	+
11	Reduce barriers for those living in rural areas	
12	Protect the integrity of the District's countryside	
13	Provide affordable, environmentally sound and good quality housing for all	++
14	Safeguard and improve community health, safety and wellbeing	+
15	Develop a dynamic, diverse and knowledge-based economy	++

\* insert notations as key below according to relevance and performance of the policy measured against the SA Objective

### Comments on policy performance:

Refer to comments on EC4 about the former Turbine Blading site.

The Lower Tileman's Lane area is arguably the locality where over the plan period there may well be continuing changes as the requirements of the current occupiers vary. This will continue a trend started by the closure of the Turbine Blading manufacturing facility.

The policy proposes that a development brief is prepared in time to inform the first update of this Neighbourhood Plan. This development brief will assess how best the area, indeed the wider Tileman's Lane estate, might be planned and modified so that the most appropriate and sustainable use of land is in prospect for 2021 onwards, and so best meeting local requirements.

This policy has the potential to make a big difference to the town. This locality may well have the capacity to provide a significant additional quantity of housing and business space suited to local needs, potentially as mixed-use. If that can be achieved the sustainable development benefits derived from Policies HSG 6 and HSG7 will certainly apply.

### Key for the policy performance assessment

Key for the policy performance assessment	Score
Likely strong positive effect	++
Likely positive effect	+
Neutral or no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effect	+/-