

Bedford Development Framework

**SUSTAINABILITY APPRAISAL OF THE
ALLOCATIONS AND DESIGNATIONS
DEVELOPMENT PLAN DOCUMENT**

**REPORT ON THE ISSUES AND
OPTIONS CONSULTATION
DOCUMENT**

Bedford Borough Council

April 2008

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1 Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 required that a Local Development Framework replace the Bedford Borough Local Plan. The Bedford Development Framework (BDF) is a collection of documents containing policies and proposals to guide the future development of the Borough.
- 1.2 The Sustainability Appraisal of each document in the Bedford Development Framework will play an important part in demonstrating and ensuring that policies reflect sustainability objectives. The results of the sustainability appraisal will contribute to the reasoned justification of policies.
- 1.3 The Council has already produced the first two documents for the Bedford Development Framework, the Core Strategy and Rural Issues Plan and the Town Centre Area Action Plan. Both documents were subject to a sustainability appraisal.
- 1.4 The Council has now started work on the third document of the Bedford Development Framework, the Allocations and Designations Development Plan Document (DPD). The sustainability appraisal of this document will be conducted in line with the guidance 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks' (ODPM, November 2005) and will meet the requirements of the Strategic Environmental Assessment (SEA) Directive.
- 1.5 This Issues and Options Report has been published alongside the Issues and Options consultation document 'Allocations and Designations DPD Issues and Options'. This is the second stage of the sustainability appraisal process of the Allocations and Designations DPD, building upon the Scoping Report that was published in December 2007. This report has been prepared by the Borough Council.
- 1.6 The Sustainability Appraisal of the Allocations and Designations DPD will draw upon the information gathered for the Sustainability Appraisal of the Regional Spatial Strategy and also the Core Strategy and Rural Issues Plan and the Town Centre Area Action Plan where relevant.
- 1.7 This report considers the results of the Scoping Report consultation, the proposed objectives of the DPD and the effects of the identified options for the DPD.
- 1.8 **The consultation period is the 30th April to 16th June 2008.** All comments on the Report should be sent to:
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FREEPOST, ANG5840, Bedford, MK40 1ZD
Or alternatively, e-mail to: bdf@bedford.gov.uk or fax 01234 221851

2 The Sustainability Appraisal Process

- 2.1 The concept of sustainable development has been widely used since the Earth Summit at Rio de Janeiro in 1992 and is commonly defined as *'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'* (Brundtland Report, 1987). It seeks to achieve a better quality of life for everyone, now and in the future, while protecting and where possible enhancing the environment. This requires an integrated approach to deliver social progress and economic growth and maintain the quality of our natural environment.
- 2.2 To ensure sustainable development, the Sustainability Appraisal process is a requirement of the Planning and Compulsory Purchase Act (2004). In addition, Strategic Environmental Assessment (which focuses solely on environmental concerns) is required by the EU Directive EC/2001/42. Government guidance has merged these two requirements into the single process of 'Sustainability Appraisal', which meets the requirements of both.
- 2.3 The purpose of Sustainability Appraisal is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of a DPD. The output of the Sustainability Appraisal process is the production of a Final Sustainability Appraisal Report which will be published at the same time as the submission of the DPD.
- 2.4 The stages of the Sustainability Appraisal are as follows:

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
<ul style="list-style-type: none"> • A1 Identify other relevant plans, programmes and sustainability objectives • A2 Collect baseline information • A3 Identify key sustainability issues and problems • A4 Develop the Sustainability Appraisal Framework • A5 Consult on the scope of the Sustainability Appraisal <p style="text-align: right;">Output: Consultation on the Scoping Report</p>

- 2.5 The Council began work on the production of the DPD and the Sustainability Appraisal in September 2007. The Scoping Report consultation was undertaken from the 10th December 2007 to 16th January 2008. The results of the consultation process are summarised in Appendix 1. All the comments received are available to view on the Council's website at www.bedford.gov.uk/planning. Appendix 1 also records any changes that have been made to the Sustainability Appraisal as a result of the consultation comments, and Appendix 2 updates the Scoping Report in terms of baseline information and relevant plans and programmes.

Stage B: Developing and refining options and assessing effects
<ul style="list-style-type: none"> • B1 Testing the DPD objectives against the SA Framework • B2 Developing the DPD options

- B3 Predicting the effects of the DPD
- B4 Evaluating the effects of the DPD
- B5 Considering the ways of mitigating adverse effects and maximising beneficial effects
- B6 Proposing measures to monitor the significant effects of implementing the DPDs

Output: Consultation on the Sustainability Appraisal Report of the Issues and Options consultation document

2.6 This document meets the requirements of Stage B. Following this consultation process, stages C, D and E of the Sustainability Appraisal will be undertaken.

Stage C: Preparing the Sustainability Appraisal Report

- C1 Prepare the Sustainability Appraisal Report

Output: Preferred Options Sustainability Appraisal Report

Stage D: Consulting on the preferred options of the DPD and the Sustainability Appraisal Report

- D1 Public participation on the preferred options of the DPD and the Draft Sustainability Appraisal Report
- D2(i) Appraise significant changes
- D2(ii) Appraising significant changes resulting from representations
- D3 Making decisions and providing information

Output: Final Sustainability Appraisal Report

2.7 The Final Sustainability Appraisal Report will be published when the DPD is submitted to the Secretary of State. At submission, the examination process of the DPD (and its associated Sustainability Appraisal) begins. The examination will be held in the form of hearing sessions to be overseen by an independent inspector appointed from the Planning Inspectorate. The examination looks at the soundness of the DPD (and its associated Sustainability Appraisal). The Inspector will consider the DPD and report on whether the DPD is sound. If found sound, monitoring arrangements for the DPD will be finalised and the DPD will be adopted by the Council.

Stage E: Monitoring the significant effects of implementing the DPD

- E1 Finalising aims and methods for monitoring
- E2 Responding to adverse effects

Output: Final Monitoring Arrangements and Annual Monitoring Report

2.8 The following sections of this report will provide details of how stage B of the Sustainability Appraisal has been undertaken for the DPD.

3 Testing the Proposed DPD Objectives

3.1 The proposed DPD objectives are stated on pages 6 and 7 of the Issues and Options paper. The objectives are the same as the Core Strategy and Rural Issues Plan as the purpose of the Allocations and Designations Plan is to implement the objectives of the overarching strategy set out in the Core Strategy and Rural Issues Plan. Having the same objectives also ensures consistency between the two documents.

3.2 The SA objectives and the SA Framework have been updated in light of the comments received on the Scoping Report (see Appendix 2). The SA objectives are now as follows:

SA Objectives:

1. Reduce greenhouse gas emissions
2. Reduce the risk of flooding including adapting to the impacts of climate change
3. Protect and enhance the built historic features and cultural heritage of the Borough
4. Create, conserve, protect and enhance the Borough's natural features, distinctive local environments, habitats and species
5. Promote sustainable lifestyles, use resources efficiently, maximise recycling and re-use
6. Reduce levels of deprivation and exclusion, particularly the elderly and those from disadvantaged backgrounds
7. Provide a range of quality homes for all, especially affordable housing
8. Achieve healthy lifestyles and provide facilities to enable this
9. Provide social infrastructure for all ages and accessible services and facilities
10. Meet the needs of a changing population
11. Promote community involvement by all groups in society in place shaping
12. Deliver low carbon buildings, whatever their use
13. Support the borough's economy and specifically encourage the high value knowledge based industries
14. Improve the skills of the labour force
15. Minimise growth in car usage, reduce the need to travel and promote the shift to more sustainable modes of transport
16. Strong local identity and sense of place
17. Minimise crime and the fear of crime

3.3 The objectives of the DPD need to be tested against the objectives of the Sustainability Appraisal. It is important that the objectives of the DPD are in accordance with sustainability principles.

Key to the matrix below:

- ✓ Positive compatible
- Neutral
- x Possible conflict

Matrix for comparing plan objectives and SA objectives

		SA Objectives																
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Plan Objectives	1	x	x	x	x	✓		✓	✓	✓	✓		✓	✓	✓	x	✓	✓
	2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	3		✓					✓	✓	✓	✓			✓		✓		
	4	x	x		x	✓	✓	✓			✓		✓			x	✓	✓
	5	x	x	x	x	✓					✓		✓	✓		x		
	6	x	x	x	x					✓	✓		✓	✓		x	✓	
	7	x	x	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		x	✓	✓
	8	x		x	x	✓	✓		✓	✓	✓			✓		✓		
	9	x	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		x	✓	✓
	10			✓	✓			✓	✓	✓	✓	✓	✓				✓	✓
	11	✓	✓		✓				✓	✓	✓	✓				✓	✓	
	12	✓				✓		x		✓	✓		✓	✓		✓		
	13				x	✓	✓		✓	✓	✓	✓	✓			✓		
	14			✓	✓									✓			✓	
	15	✓	✓		✓	✓							✓			✓		
	16						✓				✓	✓					✓	

3.4 The comments and recommendations on the above matrix are as follows:

Plan objective 1 versus SA objectives 1, 2, 3, 4 & 15

Possible conflict as plan objective 1 seeks to deliver growth and development whereas SA objectives 1-4 seek to protect the environment and SA objective 15 seeks to minimise growth in car usage. The SA process will need to highlight the possible negative effects of development to ensure the most sustainable growth solutions.

Plan objective 4 versus SA objectives 1, 2, 4 & 15

Possible conflict as plan objective 4 seeks to provide housing to meet need whereas SA objectives 1, 2 and 4 seek to protect the environment and SA objective 15 seeks to minimise growth in car usage. The SA process will need to highlight the possible negative effects of housing development to ensure the most sustainable housing solutions.

Plan objective 5 versus SA objectives 1, 2, 3, 4 & 15

Possible conflict as plan objective 5 seeks to deliver significant employment growth and development whereas SA objectives 1-4 seek to protect the environment and SA objective 15 seeks to minimise growth in car usage. The SA process will need to highlight the possible negative effects of significant employment growth to ensure the most sustainable solutions.

Plan objective 6 versus SA objectives 1, 2, 3, 4 & 15

Possible conflict as plan objective 6 seeks to provide retail development in the most appropriate locations whereas SA objectives 1-4 seek to protect the environment and SA objective 15 seeks to minimise growth in car usage. The SA process will need to highlight the possible negative effects

of retail development in alternative locations to ensure the most sustainable solutions.

Plan objective 7 versus SA objectives 1, 2, & 15

Possible conflict as plan objective 7 seeks to foster the regeneration of Bedford town centre whereas SA objectives 1 and 2 seek to reduce emissions and the risk of flooding and SA objective 15 seeks to minimise growth in car usage. The SA process will need to highlight the possible negative effects of town centre development on CO2 emissions, flood risk and car usage to ensure the most sustainable solutions.

Plan objective 8 versus SA objectives 1, 3 & 4

Possible conflict as plan objective 8 seeks to support transport infrastructure delivery whereas SA objectives 1, 3 and 4 seek to reduce emissions and protect the built and natural environment. The SA process will need to highlight the possible negative effects of transport infrastructure upon CO2 emissions and the environment to ensure the most sustainable solutions.

Plan objective 9 versus SA objectives 1 & 15

Possible conflict as plan objective 9 seeks to encourage sustainable rural communities whereas SA objectives 1 and 15 seek to reduce emissions and minimise car usage. The SA process will need to highlight the possible negative effects of development in rural communities to ensure the most sustainable solutions.

Plan objective 12 versus SA objective 7

Possible conflict as plan objective 12 seeks to minimise energy usage whereas SA objective 7 seeks to provide homes. The SA process will need to highlight the issue of energy usage in housing development and encourage renewable energy usage.

Plan objective 13 versus SA objective 4

Possible conflict as plan objective 13 seeks to deliver infrastructure with development whereas SA objective 4 seeks to protect the environment. The SA process will need to highlight the possible negative effects of development and ensure the most sustainable solutions.

- 3.5 Overall, although there are tensions between some objectives, the SA objectives and plan objectives are compatible. The SA Report will ensure that where conflicting objectives cannot both be satisfied by the approach taken in the plan, this will be recorded.

4 Testing the identified DPD options

- 4.1 The Issues and Options Paper for the Allocations and Designations DPD sets out a series of issues that the plan must address and various options for dealing with those issues and delivering the plans overall objectives. The role of the Sustainability Appraisal at this stage is to assist with the identification of the appropriate options by highlighting the sustainability implications of each and by putting forward recommendations for improvement. The assessment of the options will be made against the SA Framework, with the aim to identify the significant effects of each option.
- 4.2 The following tables are the initial appraisals of the options included in the Issues and Options Paper. The tables use the following symbols:

✓✓	Major positive effect
✓	Positive effect
O	Neutral effect
?	Uncertain effect
X	Negative effect
XX	Major negative effect

Appraisal of options – Housing in the Bedford Growth Area

SA Objectives	Option H1 – Make no further allocations and rely on existing commitments to meet the 16,270 dwelling target in the Growth Area by 2021	Option H2 – To provide flexibility in case of under-delivery by 10% of the current supply, make additional provision for 1,400 dwellings in the Growth Area through further allocations	Option H3 – To provide flexibility in case of under-delivery by 20% of the current supply, make additional provision for 2,800 dwellings in the Growth Area through further allocations	Option H4 – To provide flexibility in case of under-delivery by more than 20% of the current supply, make additional provision for more than 2,800 dwellings in the growth area through further allocations
1. Reduce greenhouse gas emissions	✓✓ No further housing development will mean no further emissions, but no reductions.	X Further housing would lead to CO ₂ emissions from traffic and construction. Homes could be carbon neutral.	X Further housing would lead to CO ₂ emissions from traffic and construction. Homes could be carbon neutral.	X Further housing would lead to CO ₂ emissions from traffic and construction. Homes could be carbon neutral.
2. Reduce the risk of flooding including adapting to the impacts of climate change	✓✓ No further housing development will mean no further impacts on flooding BUT also no associated alleviation measures.	? Would depend upon where in the growth area the 1,400 is located.	? Would depend upon where in the growth area the 2,800 is located. Impact is greater than option H2.	? Would depend upon where in the growth area the 2,800+ is located. Impact is greater than options H2 and H3.
3. Protect and enhance the built historic features and cultural heritage of the Borough	○ No further housing development will mean no negative or positive impact on built historic/cultural features.	? Would depend upon where in the growth area the 1,400 is located and mitigation measures if required.	? Would depend upon where in the growth area the 2,800 is located and mitigation measures if required.	? Would depend upon where in the growth area the 2,800+ is located and mitigation measures if required.
4. Create, conserve, protect and enhance the Borough's natural features, distinctive local environments, habitats	○ No further housing development will mean no negative or positive impact on the natural	? Development could have negative impacts although new habitats/species/local environments could be	? Development could have negative impacts although new habitats/species/local environments could be	? Development could have negative impacts although new habitats/species/local environments could be

and species	environment.	created.	created.	created.
5. Promote sustainable lifestyles, use resources efficiently, maximise recycling and re-use	○ No contribution to the objective	✓ Opportunity for innovation in design and efficiency	✓ Opportunity for innovation in design and efficiency	✓ Opportunity for innovation in design and efficiency
6. Reduce levels of deprivation and exclusion, particularly the elderly and those from disadvantaged backgrounds	○ No contribution to the objective	? Would depend upon whether the 1,400 are located in the deprived areas and design considerations	? Would depend upon whether the 2,800 are located in the deprived areas and design considerations	? Would depend upon whether the 2,800+ are located in the deprived areas and design considerations
7. Provide a range of quality homes for all, especially affordable housing	○ No contribution to range of homes or affordable housing.	✓✓ Significant contribution to this objective	✓✓ Significant contribution to this objective	✓✓ Significant contribution to this objective
8. Achieve healthy lifestyles and provide facilities to enable this	○ No contribution to the objective	? Housing could provide associated health/leisure facilities	? Housing could provide associated health/leisure facilities	? Housing could provide associated health/leisure facilities
9. Provide social infrastructure for all ages and accessible services and facilities	○ No contribution to the objective	✓ Would depend upon the site(s) location and what infrastructure is required	✓ Would depend upon the site(s) location and what infrastructure is required	✓ Would depend upon the site(s) location and what infrastructure is required
10. Meet the needs of a changing population	○ No contribution to the objective	✓✓ Significant contribution to this objective	✓✓ Significant contribution to this objective	✓✓ Significant contribution to this objective
11. Promote community involvement by all groups in society in place shaping	○ No contribution to the objective	✓✓ Opportunity for community involvement	✓✓ Opportunity for community involvement	✓✓ Opportunity for community involvement
12. Deliver low carbon buildings, whatever their use	○ No contribution to the objective	✓✓ Potential significant contribution to this objective	✓✓ Potential significant contribution to this objective	✓✓ Potential significant contribution to this objective

13. Support the borough's economy and specifically encourage the high value knowledge based industries	<input type="radio"/> No contribution to the objective	✓ Potential to boost workforce and bring new skills into the area	✓ Potential to boost workforce and bring new skills into the area	✓ Potential to boost workforce and bring new skills into the area
14. Improve the skills of the labour force	<input type="radio"/> No contribution to the objective	<input type="radio"/> No contribution to the objective	<input type="radio"/> No contribution to the objective	<input type="radio"/> No contribution to the objective
15. Minimise growth in car usage, reduce the need to travel and promote the shift to more sustainable modes of transport	<input type="radio"/> No new housing would minimise growth in growth area but could mean commuting to Bedford	? Would depend upon location of site(s) and the transport measures put into place	? Would depend upon location of site(s) and the transport measures put into place	? Would depend upon location of site(s) and the transport measures put into place
16. Strong local identity and sense of place	<input type="radio"/> No contribution to the objective	✓✓ Potential for quality development(s)	✓✓ Potential for quality development(s)	✓✓ Potential for quality development(s)
17. Minimise crime and the fear of crime	<input type="radio"/> No contribution to the objective	? Not known.	? Not known.	? Not known.

Overall Conclusions:

Option H1 – Would have a negative effect on the delivery of housing but mainly no effect on the plan's objectives. Positive effect on flooding and CO₂ emissions; the situation would not be worsened as a result of the option.

Option H2, 3 and 4 – Options would have mixed effects. The lack of detail about where the new developments would be located within the growth area leads to some effects being uncertain. There are negative effects on CO₂ emissions and the natural environment from all three options.

Appraisal of options – Housing in the Rural Policy Area

SA Objectives	Option H5 - Make no further allocations for either private housing or affordable housing. Use the exception policy in order to maintain a supply of affordable housing in the Rural Policy Area as and when the need is identified.	Option H6 - Make housing allocations only to meet proven need i.e. to meet the needs of local communities	Option H7 - Make allocations for mixed use developments (e.g. a development comprising both housing and employment) to meet proven need i.e. to meet the needs of local communities
1. Reduce greenhouse gas emissions	? Likely to increase car usage but would depend on whether new homes made new public transport routes possible / viable	? The CO ₂ increase would depend upon the scale of development and whether new homes were carbon neutral or made new public transport routes possible / viable	? The CO ₂ increase would depend upon the scale of development and whether new homes were carbon neutral or made new public transport routes possible / viable
2. Reduce the risk of flooding including adapting to the impacts of climate change	? Would depend upon the location of the development(s)	? Would depend upon the location and scale of development(s)	? Would depend upon the location and scale of development(s)
3. Protect and enhance the built historic features and cultural heritage of the Borough	? Would depend upon the location and scale of the development(s)	? Would depend upon the location and scale of development(s)	? Would depend upon the location and scale of development(s)
4. Create, conserve, protect and enhance the Borough's natural features, distinctive local environments, habitats and species	X? Development could have negative impacts although new habitats/species/local environments could be created. Effect would	X? Development could have negative impacts although new habitats/species/local environments could be created. Effect would	X? Development could have negative impacts although new habitats/species/local environments could be created. Effect would

	depend upon location and scale of development.	depend upon location and scale of development.	depend upon location and scale of development.
5. Promote sustainable lifestyles, use resources efficiently, maximise recycling and re-use	✓ Opportunity for innovation in design and efficiency	✓ Opportunity for innovation in design and efficiency	✓ Opportunity for innovation in design and efficiency
6. Reduce levels of deprivation and exclusion, particularly the elderly and those from disadvantaged backgrounds	✓✓ Potential significant effect	✓✓ Potential significant effect	✓✓ Potential significant effect
7. Provide a range of quality homes for all, especially affordable housing	✓✓ Significant contribution to affordable housing BUT not market housing	✓✓ Significant contribution to this objective	✓✓ Significant contribution to this objective
8. Achieve healthy lifestyles and provide facilities to enable this	? Development could include provision of facilities	? Development could include provision of facilities	? Development could include provision of facilities
9. Provide social infrastructure for all ages and accessible services and facilities	? Development could include provision of services/ facilities	? Development could include provision of services/ facilities	✓ Mixed development could include provision of services/ facilities
10. Meet the needs of a changing population	✓ Meet affordable housing needs	✓ Meet housing and affordable housing needs	✓✓ Meet housing and affordable housing needs and other needs in one development
11. Promote community involvement by all groups in society in place shaping	✓✓ Opportunity for community involvement	✓✓ Opportunity for community involvement	✓✓ Opportunity for community involvement
12. Deliver low carbon buildings, whatever their	✓✓ Potential significant	✓✓ Potential significant	✓✓ Potential significant

use	contribution to this objective	contribution to this objective	contribution to this objective
13. Support the borough's economy and specifically encourage the high value knowledge based industries	✓ Potential to support rural economy	✓ Potential to support rural economy	✓✓ Potential to support rural economy by provision of employment/retail premises
14. Improve the skills of the labour force	○ No contribution to the objective	○ No contribution to the objective	✓ Potential local employment opportunities
15. Minimise growth in car usage, reduce the need to travel and promote the shift to more sustainable modes of transport	X Likely to increase/maintain car usage levels unless new homes made new public transport routes possible / viable	X Likely to increase/maintain car usage levels unless new homes made new public transport routes possible / viable	X Likely to increase/maintain car usage levels unless new development made new public transport routes possible / viable
16. Strong local identity and sense of place	✓✓ Potential for quality development(s)	✓✓ Potential for quality development(s)	✓✓ Potential for quality development(s)
17. Minimise crime and the fear of crime	? Not known	? Not known	? Not known

Overall Conclusions:

Option H5 – Effects would depend upon the location and scale of the development. Potential negative effects are increased car usage and effects on the natural environment. Option provides positive social effects and potential economic benefits to the village(s).

Option H6 & H7 – These options have similar effects. The likelihood of the development of planned social infrastructure and employment and retail development is increased by option H7 (as land outside the Settlement Policy Area would be considered for this type of development rather than just land inside the Settlement Policy Area). Potential negative effects are increased car usage and effects on the natural environment.

Appraisal of options – Gypsies, Travellers and travelling show people

SA Objectives	Option GT1 - Concentrate Gypsy and Traveller provision into a few larger sites	Option GT2 – Spread Gypsy and Traveller provision into several smaller sites	Option GT3 - Make provision for business use as part of Gypsy and Traveller site allocations	Option GT4 – Do not make provision for business use as part of Gypsy and Traveller site allocations	Option GT5 – Make provision for a limited number of visitor spaces in all new permanent Gypsy and Traveller site allocations	Option GT6 – Do not make provision for visitor spaces in new permanent Gypsy and Traveller sites
1. Reduce greenhouse gas emissions	? Cannot anticipate whether pitches would affect CO ₂ output	? Cannot anticipate whether pitches would affect CO ₂ output	✓ Would decrease the need to travel	? Cannot anticipate whether pitches would affect CO ₂ output	? Cannot anticipate whether pitches would affect CO ₂ output	? Cannot anticipate whether pitches would affect CO ₂ output
2. Reduce the risk of flooding including adapting to the impacts of climate change	? The risk would depend upon where the pitches were located and mitigation	? The risk would depend upon where the pitches were located and mitigation	? The risk would depend upon where the pitches were located and mitigation	? The risk would depend upon where the pitches were located and mitigation	? The risk would depend upon where the visitor spaces were located and mitigation	O
3. Protect and enhance the built historic features and cultural heritage of the Borough	? Depend upon the location and size of the sites and mitigation measures	? Depend upon the location and size of the sites and mitigation measures	? Depend upon the location and size of the sites and mitigation measures	? Depend upon the location and size of the sites and mitigation measures	? Would depend upon the size and locations of the visitor spaces and mitigation measures	O
4. Create, conserve, protect and enhance the Borough's natural features,	? Depend upon the location and size of the sites and mitigation	? Depend upon the location and size of the sites and mitigation	? Depend upon the location and size of the sites and mitigation	? Depend upon the location and size of the sites and mitigation	? Depend upon the location and size of the visitor spaces and	O

distinctive local environments, habitats and species	measures	measures	measures	measures	mitigation measures	
5. Promote sustainable lifestyles, use resources efficiently, maximise recycling and re-use	? Are pitches more sustainable than a more transient lifestyle?	? Are pitches more sustainable than a more transient lifestyle?	? ✓ Are pitches more sustainable than a more transient lifestyle? Employment would be close to place of residence	? Are pitches more sustainable than a more transient lifestyle?	? Are pitches and visitor spaces more sustainable than a more transient lifestyle?	○
6. Reduce levels of deprivation and exclusion, particularly the elderly and those from disadvantaged backgrounds	✓ Pitches would allow inclusion and reduce disadvantage	✓ Pitches would allow inclusion and reduce disadvantage. Smaller sites would allow more inclusion	✓ Pitches would allow inclusion and reduce disadvantage but business use would isolate the residents	✓ Pitches would allow inclusion and reduce disadvantage	✓ Pitches would allow inclusion and reduce disadvantage	✓ Pitches would allow inclusion and reduce disadvantage
7. Provide a range of quality homes for all, especially affordable housing	✓ Would provide needed accommodation	✓ Would provide needed accommodation	✓ Would provide needed accommodation	✓ Would provide needed accommodation	✓ Would provide needed accommodation	○
8. Achieve healthy lifestyles and provide facilities to enable this	✓ Would provide toilet/shower and washing facilities	✓ Would provide toilet/shower and washing facilities	✓ Would provide toilet/shower and washing facilities	✓ Would provide toilet/shower and washing facilities	○	○
9. Provide social infrastructure for all ages and accessible	✓ Would increase access to services and facilities	✓ Would increase access to services and facilities	✓ Would increase access to services and facilities	✓ Would increase access to services and facilities	✓ Would provide necessary facilities	○

services and facilities	(depends upon locations)	(depends upon locations)				
10. Meet the needs of a changing population	✓ Would meet need for pitches	✓ Would meet need for visitor spaces	○			
11. Promote community involvement by all groups in society in place shaping	✓ Would include involvement from the Gypsy and Traveller community	✓ Would include involvement from the Gypsy and Traveller community	✓ Would include involvement from the Gypsy and Traveller community	✓ Would include involvement from the Gypsy and Traveller community	✓ Would include involvement from the Gypsy and Traveller community	✓ Would include involvement from the Gypsy and Traveller community
12. Deliver low carbon buildings, whatever their use	✓ Potential to provide low carbon buildings	○	○			
13. Support the borough's economy and specifically encourage the high value knowledge based industries	○	○	✓ Would provide business space	○	○	○
14. Improve the skills of the labour force	✓ Would allow access for children to local schools and adults to training	✓ Would allow access for children to local schools and adults to training	✓ Would allow access for children to local schools and adults to training	✓ Would allow access for children to local schools and adults to training	○	○
15. Minimise growth in car usage, reduce the	✓ Would reduce the need to travel	✓ Would reduce the need to travel	✓✓ Would reduce the need to travel to	✓ Would reduce the need to travel	✓ Would reduce the need to travel	○

need to travel and promote the shift to more sustainable modes of transport			find pitches and also travel to work			
16. Strong local identity and sense of place	? Would depend upon design	? Would depend upon design	? Would depend upon design	? Would depend upon design	? Would depend upon design	○
17. Minimise crime and the fear of crime	? Not known.	? Not known.	? Not known.	? Not known.	? Not known.	○

Overall conclusions:

Options GT1 and GT2 – Positive social effects for the Gypsy and Traveller community. Uncertain effects on the environment and crime/fear of crime. Uncertain effects as the exact size and location of the site(s) are not known. The difference between the two options is the size and potentially the spread of the sites across the Borough. For example, two larger sites would affect two localities, four smaller sites would affect more localities and thus a wider geographic area. As the locations are not known however, the effects are uncertain.

Option GT3 – Mixed social effects for the Gypsy and Traveller community as access to services and facilities increase but with the businesses on site, this would isolate the community. There are potential positive economic effects for the community by providing local employment. Uncertain effects on the environment and crime/fear of crime. Uncertain effects as the size and location of the site(s) are not known.

Option GT4 – The same effects as options GT1 and GT2 which also contain no provision for business use.

Option GT5 – Providing visitor spaces would provide positive social effects for the Gypsy and Traveller Community and would reduce the need to travel. The environmental effects are uncertain as the location of the site(s) are not known.

Option GT6 – The option has no effect on the majority of the objectives. Positive effects are social; inclusion of the Gypsy and Traveller community in the decision making process and the reduction in disadvantage.

Appraisal of options – Gypsies, Travellers and travelling show people

SA Objectives	Option GT7 – Take account of the way of managing Gypsy and Traveller sites in the selection of sites (e.g. management by the Gypsy and Traveller community, management by private developer/housing association, management by the Council)	Option GT8 – Do not take account of the way of managing Gypsy and Traveller sites in the selection of sites	Option GT9 - Allocate land for 7 pitches for travelling show people's accommodation for the period 2006-12 and await regional guidance for the remainder of the plan period	Option GT10 – Allocate land for 7 pitches for travelling show people's accommodation for the period 2007-12 and a further number to be determined for the remainder of the plan period pending regional guidance	Option GT11 – Allocate land for travelling show people's accommodation on one site only	Option GT12 – Allocate land for travelling show people's accommodation on more than one site
1. Reduce greenhouse gas emissions	O	O	? Cannot anticipate whether pitches would affect CO ₂ output	? Cannot anticipate whether pitches would affect CO ₂ output	? Cannot anticipate whether pitches would affect CO ₂ output	? Cannot anticipate whether pitches would affect CO ₂ output
2. Reduce the risk of flooding including adapting to the impacts of climate change	O	O	? The risk would depend upon where the pitches were located and mitigation	? The risk would depend upon where the pitches were located and mitigation	? The risk would depend upon where the pitch was located and mitigation	? The risk would depend upon where the pitches were located and mitigation
3. Protect and enhance the built historic features and cultural	O	O	? Depend upon the location of the site(s) and	? Depend upon the location of the site(s) and	? Depend upon the location of the site and mitigation	? Depend upon the locations of the sites and

heritage of the Borough			mitigation measures and number of sites	mitigation measures and number of sites	measures	mitigation measures
4. Create, conserve, protect and enhance the Borough's natural features, distinctive local environments, habitats and species	○	○	? Depend upon the location and of the site(s) and mitigation measures and number of sites	? Depend upon the location and of the site(s) and mitigation measures and number of sites	? Depend upon the location of the site and mitigation measures	? Depend upon the locations of the sites and mitigation measures
5. Promote sustainable lifestyles, use resources efficiently, maximise recycling and re-use	○	○	✓ A permanent site(s) could be re-used	✓ A permanent site(s) could be re-used	○	○
6. Reduce levels of deprivation and exclusion, particularly the elderly and those from disadvantaged backgrounds	○	○	✓ Pitches would allow inclusion and reduce disadvantage	✓ Pitches would allow inclusion and reduce disadvantage	✓ Site would allow inclusion and reduce disadvantage	✓? Sites would allow inclusion and reduce disadvantage BUT could split show people community across sites
7. Provide a range of quality homes for all, especially affordable	○	○	✓ Would provide needed accommodation	✓ Would provide needed accommodation to	✓ Would provide needed accommodation	✓ Would provide needed accommodation

housing			(but to 2012 only)	2021		
8. Achieve healthy lifestyles and provide facilities to enable this	O	O	O	O	O	O
9. Provide social infrastructure for all ages and accessible services and facilities	O	O	✓ Would increase access to services and facilities			
10. Meet the needs of a changing population	O	O	✓ Would meet need for pitches to 2012	✓ Would meet need for pitches to 2021	✓ Would meet need for pitches	✓ Would meet need for pitches
11. Promote community involvement by all groups in society in place shaping	O	O	✓ Would include involvement from the travelling show people community	✓ Would include involvement from the travelling show people community	✓ Would include involvement from the travelling show people community	✓ Would include involvement from the travelling show people community
12. Deliver low carbon buildings, whatever their use	O	O	✓ Potential to provide low carbon buildings			
13. Support the borough's economy and specifically encourage the high value knowledge based industries	O	O	O	O	O	O

14. Improve the skills of the labour force	○	○	✓ Would allow access for children to local schools and adults to training	✓ Would allow access for children to local schools and adults to training	✓ Would allow access for children to local schools and adults to training	✓ Would allow access for children to local schools and adults to training
15. Minimise growth in car usage, reduce the need to travel and promote the shift to more sustainable modes of transport	○	○	✓ Would reduce the need to travel			
16. Strong local identity and sense of place	○	○	? Would depend upon design			
17. Minimise crime and the fear of crime	○	○	? Not known	? Not known	? Not known	? Not known

Overall conclusions:

Option GT7 – The option relates to the management of the site(s). There are no anticipated effects from the option on the sustainability objectives.

Option GT8 - The option relates to the management of the site(s). There are no anticipated effects from the option on the sustainability objectives.

Options GT9 and GT10 – Positive social effects for the Travelling show people community. There are uncertain effects on the environment and crime/fear of crime. Uncertain effects as the location of the site(s) are not known. Uncertainty in GT9 as the option only deals with the period up to 2012, after that date the number of pitches to be provided is not known. Option GT10 provides more certainty than option GT9 as the number of pitches for the whole plan period is provided.

Options GT11 and GT12 - Positive social effects for the Travelling show people community. There are uncertain effects on the environment and crime/fear of crime. The effect is uncertain for both options, without knowing the location of the site or sites, choosing which option has the more positive effect is not possible.

Appraisal of options – Amount of employment land to be allocated

SA Objectives	Option E1 - Allocate 21 hectares of land for B1 employment purposes in line with completions since 2001 and current commitments.	Option E2 - Allocate more than 21 hectares of land for B1 employment purposes to account for non-delivery of commitments.	Option E3 - Rely on commitments and re-use or redevelopment of existing employment sites to provide for general industry and warehousing development needs as well as B1.	Option E4 - Allocate additional land for general industry and warehousing development for qualitative reasons in addition to land for B1.
1. Reduce greenhouse gas emissions	X Employment development would generate CO ₂	X Employment development would generate CO ₂	X Employment development would generate CO ₂	X Employment development would generate CO ₂
2. Reduce the risk of flooding including adapting to the impacts of climate change	? Risk would depend upon the location of the site(s) and mitigation measures	? Risk would depend upon the location of the site(s) and mitigation measures	? Risk would depend upon the nature of the re-use or redevelopment and mitigation measures	? Risk would depend upon the location of the site(s) and mitigation measures
3. Protect and enhance the built historic features and cultural heritage of the Borough	? Would depend upon the location and scale of the development(s)	? Would depend upon the location and scale of the development(s) (how much more than 21 hectares?)	? Would depend upon the nature of the re-use or redevelopment and mitigation measures	? Would depend upon the location and scale of the development(s) as well as the use class (B1, 2 or 8)
4. Create, conserve, protect and enhance the Borough's natural features, distinctive local environments, habitats and species	X? Development could have negative impacts although new habitats/species/local environments could be created. Effect would	X? Development could have negative impacts although new habitats/species/local environments could be created. Effect would	X? Development could have negative impacts although new habitats/species/local environments could be created. Effect would	X? Development could have negative impacts although new habitats/species/local environments could be created. Effect would

	depend upon location and scale of development	depend upon location and scale of development. (how much more than 21 hectares?)	depend upon location, scale of development and use class (B1, 2 or 8)	depend upon location, scale of development and use class (B1, 2 or 8)
5. Promote sustainable lifestyles, use resources efficiently, maximise recycling and re-use	? Effect would depend upon the location(s) chosen, accessibility by public transport and design	? Effect would depend upon the location(s) chosen, accessibility by public transport and design	? Effect would depend upon accessibility by public transport and design	? Effect would depend upon the location(s) chosen, accessibility by public transport and design
6. Reduce levels of deprivation and exclusion, particularly the elderly and those from disadvantaged backgrounds	? ✓ Deprivation in deprived wards could be lessened if employment sites were located there	? ✓ Deprivation in deprived wards could be lessened if employment sites were located there	? ✓ Re-use and redevelopment could provide further employment opportunities	? ✓ Deprivation in deprived wards could be lessened if employment sites were located there
7. Provide a range of quality homes for all, especially affordable housing	○	○	○	○
8. Achieve healthy lifestyles and provide facilities to enable this	? ✓ Walking and cycling to the site(s) could be encouraged, would depend upon chosen location and design	? ✓ Walking and cycling to the site(s) could be encouraged, would depend upon chosen location and design	? ✓ Walking and cycling to the could be encouraged, would depend upon site location and design	? ✓ Walking and cycling to the site(s) could be encouraged, would depend upon chosen location and design
9. Provide social infrastructure for all ages and accessible services and facilities	○	○	○	○
10. Meet the needs of a changing population	✓ Help meet employment needs	✓ Help meet employment needs	✓ Help meet employment needs	✓ Help meet employment needs
11. Promote community involvement by all groups	○	○	○	○

in society in place shaping				
12. Deliver low carbon buildings, whatever their use	✓ New developments could contribute to this objective	✓ New developments could contribute to this objective	✓ New developments could contribute to this objective	✓ New developments could contribute to this objective
13. Support the borough's economy and specifically encourage the high value knowledge based industries	✓✓ Significant contribution to this objective	✓✓ Significant contribution to this objective (but would not deliver B2 or B8)	✓ Significant contribution to this objective (although choice of location is limited to existing sites)	✓ Significant contribution to this objective
14. Improve the skills of the labour force	✓ Employment opportunities will be created	✓ Employment opportunities will be created	✓ Employment opportunities will be created	✓ Employment opportunities will be created
15. Minimise growth in car usage, reduce the need to travel and promote the shift to more sustainable modes of transport	✓ Would depend upon site(s) location, accessibility and design	✓ Would depend upon site(s) location, accessibility and design	✓ Would depend upon improving accessibility and design to existing sites	✓ Would depend upon site(s) location, accessibility and design
16. Strong local identity and sense of place	✓ Potential positive contribution, design crucial	✓ Potential positive contribution, design crucial	✓ Potential positive contribution, design crucial	✓ Potential positive contribution, design crucial
17. Minimise crime and the fear of crime	? Potential positive contribution, design crucial	? Potential positive contribution, design crucial	? Potential positive contribution, design crucial	? Potential positive contribution, design crucial

Overall conclusions:

All options have similar sustainability effects. Options E1 and E2 focus solely on B1 provision (with no general industry or warehousing) and as such the effect on economic objective 13 is greatest. The mix of B1 uses, general industry and warehousing sites is also a significant factor in terms of environmental and economic impact, but not stated in options E3 and E4. More differences between the options would be visible if the sites were identified and 'more than 21' could be quantified. Options E3 and E4 do not mention how much B1 land and as such it is not clear whether it would be 21 hectare or more than 21 (and if so how much more)?

Appraisal of options – Size and location of employment allocations

SA Objectives	Option E5 - Allocate only one major strategic employment site in the Bedford Growth Area providing the majority of new employment space.	Option E6 - Divide the requirement into two strategic employment sites in the Bedford Growth Area providing the majority of new employment space.	Option E7 - Divide the requirement into several smaller employment sites in the Bedford Growth Area to reduce the risk of non-delivery
1. Reduce greenhouse gas emissions	X New development will increase CO ₂	X New development will increase CO ₂	X New development will increase CO ₂
2. Reduce the risk of flooding including adapting to the impacts of climate change	? Effect would depend upon location and mitigation measures	? Effect would depend upon location and mitigation measures	? Effect would depend upon location and mitigation measures
3. Protect and enhance the built historic features and cultural heritage of the Borough	? Effect would depend upon location and mitigation measures	? Effect would depend upon location and mitigation measures	? Effect would depend upon location and mitigation measures
4. Create, conserve, protect and enhance the Borough's natural features, distinctive local environments, habitats and species	? Effect would depend upon location chosen, design and mitigation measures and creation of new habitat/species	? Effect would depend upon the 2 locations chosen, design and mitigation measures and creation of new habitat/species	? Effect would depend upon the several sites chosen, design and mitigation measures and creation of new habitat/species
5. Promote sustainable lifestyles, use resources efficiently, maximise recycling and re-use	✓ Design crucial and would depend upon whether site is PDL	✓ Design crucial and would depend upon whether sites are PDL	✓ Design crucial and would depend upon whether sites are PDL
6. Reduce levels of deprivation and exclusion, particularly the elderly and those from disadvantaged backgrounds	O	O	O

7. Provide a range of quality homes for all, especially affordable housing	O	O	O
8. Achieve healthy lifestyles and provide facilities to enable this	✓ Location is important to encourage walking/cycling	✓ Locations are important to encourage walking/cycling	✓ Locations are important to encourage walking/cycling
9. Provide social infrastructure for all ages and accessible services and facilities	O	O	O
10. Meet the needs of a changing population	✓ Meet employment needs in the growth area	✓ Meet employment needs in the growth area	✓ Meet employment needs in the growth area
11. Promote community involvement by all groups in society in place shaping	O	O	O
12. Deliver low carbon buildings, whatever their use	✓✓ Potential to contribute significantly	✓✓ Potential to contribute significantly	✓✓ Potential to contribute significantly
13. Support the borough's economy and specifically encourage the high value knowledge based industries	✓✓ Potential to contribute significantly	✓✓ Potential to contribute significantly	✓✓ Potential to contribute significantly
14. Improve the skills of the labour force	✓ Increase job opportunities	✓ Increase job opportunities	✓ Increase job opportunities
15. Minimise growth in car usage, reduce the need to travel and promote the shift to more sustainable modes of transport	✓ One site would minimise car usage as car pooling, walking/cycling and bus/rail travel all viable (dependent upon location)	? ✓ Two sites could increase car usage more than one site (would depend upon site locations)	? ✓ Several sites could increase car usage more than one/two site (would depend upon site locations)

16. Strong local identity and sense of place	? Effect depends upon design. One large site could have greater impact.	? Effect depends upon location and design	? Effect depends upon location and design
17. Minimise crime and the fear of crime	? Not known. Effect would depend upon design	? Not known. Effect would depend upon design	? Not known. Effect would depend upon design

Overall conclusions:

Options E5, E6 and E7 – All options for the Growth Area would have similar sustainability effects. The uncertainty of the exact location of the site or sites does not allow the effects on car usage and the environment to be predicated accurately and thus the differences between the three options are minimal. The design of the site or sites would be crucial in terms of social effects. Significant positive effects on the economy.

Appraisal of options – Size and location of employment allocations (continued)

SA Objectives	Option E8 - In the Rural Policy Area, allocate at least one new employment site in or around the edge of each key service centre to meet the needs of local communities	Option E9 – In the Rural Policy Area allocate at least one new employment site in or around the edge of key service centres and smaller villages to meet the needs of local communities	Option E10 - In the Rural Policy Area, allocate employment sites in or around the edge of key service centres only where there is support from local businesses / the community to meet the needs of local communities	Option E11- In the Rural Policy Area allocate employment sites in or around the edge of key service centres and smaller villages only where there is support from local businesses / the community to meet the needs of local communities	Option E12 - Allocate extensions / intensification of an appropriate scale to existing businesses in the countryside.	Option E13 - In the Rural Policy Area, make no new allocations but use policy to assess planning applications for new development as they arise (criteria based policy).
1. Reduce greenhouse gas emissions	X New development will increase CO ₂	X New development will increase CO ₂	X New development will increase CO ₂	X New development will increase CO ₂ . Less likelihood of public transport to smaller villages, car use more likely.	X New development will increase CO ₂	X New development will increase CO ₂
2. Reduce the risk of flooding including adapting to the impacts of climate change	? Effect would depend upon location and mitigation measures	? Effect would depend upon location and mitigation measures	? Effect would depend upon location and mitigation measures	? Effect would depend upon location and mitigation measures	? Effect would depend upon location and mitigation measures	? Effect would depend upon location and mitigation measures
3. Protect and enhance the built historic features	? Would depend upon the nature of	? Would depend upon the nature of	? Would depend upon the nature of	? Would depend upon the nature of	? Would depend upon the nature of	? Would depend upon the nature of

and cultural heritage of the Borough	the site	the site	the site	the site	the site	the site
4. Create, conserve, protect and enhance the Borough's natural features, distinctive local environments, habitats and species	? Would depend upon the sites chosen	? Would depend upon the sites chosen	? Would depend upon the sites chosen	? Would depend upon the sites chosen	? Would depend upon which existing sites are expanded and in which direction	? Would depend upon the sites that come forward (would not necessarily be the most sustainable)
5. Promote sustainable lifestyles, use resources efficiently, maximise recycling and re-use	✓✓ Key Service Centres were chosen for their sustainable locations	✓✓? Key Service Centres were chosen for their sustainable locations and local employment opportunities in small villages may decrease commuting	✓✓ Key Service Centres were chosen for their sustainable locations	✓✓? Key Service Centres were chosen for their sustainable locations and local employment opportunities in small villages may decrease commuting	? Would depend upon which existing sites are expanded and their locations	? Would depend upon the sites that come forward (would not necessarily be the most sustainable)
6. Reduce levels of deprivation and exclusion, particularly the elderly and those from disadvantaged backgrounds	○	○	○	○	○	○
7. Provide a range of quality homes	○	○	○	○	○	○

for all, especially affordable housing						
8. Achieve healthy lifestyles and provide facilities to enable this	? Would depend upon accessibility by walking/cycling	? Would depend upon accessibility by walking/cycling	? Would depend upon accessibility by walking/cycling			
9. Provide social infrastructure for all ages and accessible services and facilities	✓ Would provide employment	✓ Would provide employment	? Would provide employment (but only if there is support)	? Would provide employment (but only if there is support)	✓ Would provide employment	✓ Would provide employment (uncertainty of application process rather than allocations)
10. Meet the needs of a changing population	✓ Would provide employment (but only in KSC)	✓✓ Would provide employment in KSC and smaller villages	? Would provide employment (but only where supported)	✓✓? Would provide employment in KSC and smaller villages (but only if supported)	✓ Would provide employment (but only to existing businesses)	✓? Would provide employment if permission granted
11. Promote community involvement by all groups in society in place shaping	○	○	✓✓ Decision would depend upon community support	✓✓ Decision would depend upon community support	○	○
12. Deliver low carbon buildings, whatever their use	✓ Would depend upon the design	✓ Would depend upon the design	✓ Would depend upon the design			
13. Support the borough's economy and specifically encourage the	✓ Would provide employment (but not necessarily the high value	✓ Would provide employment (but not necessarily the high value	✓ Would provide employment (but not necessarily the high value	✓ Would provide employment (but not necessarily the high value	✓X Would provide employment but would not help new businesses	✓ Would provide employment (criteria could include reference

high value knowledge based industries	industries)	industries)	industries)	industries)	only existing (not necessarily the high value industries)	to the high value industries)
14. Improve the skills of the labour force	✓? Improve employment opportunities and maybe skills	✓? Improve employment opportunities and maybe skills	✓? Improve employment opportunities and maybe skills (depends upon community support)	✓? Improve employment opportunities in a wider rural area and maybe skills (depends upon community support)	✓? Improve employment opportunities and maybe skills (existing businesses only)	? Dependent upon applications and wording of policy
15. Minimise growth in car usage, reduce the need to travel and promote the shift to more sustainable modes of transport	✓✓ Locations in KSC would minimise car usage as KSC have better public transport services	✓? Locations in KSC would minimise car usage as KSC have better public transport services, smaller village employment would minimise out commuting but may increase in commuting by car	✓✓? Locations in KSC would minimise car usage as KSC have better public transport services (depends upon public support)	✓? Locations in KSC would minimise car usage as KSC have better public transport services, smaller village employment would minimise out commuting but may increase in commuting by car	? Would depend upon locations of existing sites and their access by public transport/other non car modes	? Application sites may not be in the most sustainable locations
16. Strong local identity and sense of place	✓? Potential to contribute but depends upon design	✓? Potential to contribute but depends upon design	✓? Potential to contribute but depends upon design	✓? Potential to contribute but depends upon design	✓? Potential to contribute but depends upon design	✓? Potential to contribute but depends upon design
17. Minimise crime and the fear	✓? Potential to	✓? Potential to	✓? Potential to	✓? Potential to	✓? Potential to	✓? Potential to

of crime	contribute but depends upon design					
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Overall conclusions:

Options E8 and E10 – These are most sustainable options for the Rural Policy Area in terms of minimising car usage. The difference in the options is the need for public support in option E9. This makes the effects of the options more uncertain. Positive social and economic effects. Environmental effects would depend upon the location of the sites and mitigation if required.

Options E10 and E11 – Provide the opportunity for most community involvement in decision making.

Options E9 and E11 – Positive social and economic effects. The economic effects are also more widely felt as development is proposed in smaller villages as well as Key Service Centres. Uncertainty is created by the need for public support for any proposals under option E11. Environmental effects would depend upon the location of the sites and mitigation if required.

Option E12 – This option is dependent upon the location and nature of existing businesses. The option could have positive economic effects but the effect is limited to existing businesses and not potential new ones. Environmental effects depend upon the locations of existing businesses so the most environmentally positive effects cannot be secured. Social effects are limited to the existing industries and their locations.

Option E13 – This option is dependent upon planning applications and effective policy and thus many effects are uncertain. Would provide employment but there is no indication as to the location in the option and thus the most sustainable locations may not be developed.

Appraisal of options – Existing employment land

Option E15 has been assessed on the basis that it is only a criteria based policy (no combination of a criteria based policy with either option E13 or E14).

SA Objectives	Option E14 - Reassign any manufacturing and storage space that is no longer needed, for mixed use development including B1 and housing.	Option E15 - Allocate for alternative uses those existing employment sites that can be shown to be unsuitable for continued employment use	Option E16 - Either as an alternative to E14 and E15, or in conjunction with them, use policy to assess planning applications for the loss of employment land as they arise (criteria based policy).	Option E17 - Only protect from re-development to other uses the larger or more important existing employment areas and those with planning permissions. (What criteria would be used to select these sites e.g. size, location, availability of public transport, etc?)	Option E18 - Protect from re-development to other uses all existing employment sites, those that are allocated for employment uses or those that have planning permission for employment uses	Option E19 - Rather than protect employment <u>sites or areas</u> , use policy to protect those types of employment <u>use</u> that are needed in the Borough. Sites that can be shown to be unsuitable for continued employment use will be available for appropriate alternative uses
1. Reduce greenhouse gas emissions	? Will depend upon current CO ₂ output and CO ₂ output of proposed new use	? Will depend upon current CO ₂ output and CO ₂ output of proposed new use	? Will depend upon current CO ₂ output and CO ₂ output of proposed new use	? Will depend upon current CO ₂ output and CO ₂ output of proposed new use	? Will depend upon current CO ₂ output and CO ₂ output of proposed new use	? Will depend upon current CO ₂ output and CO ₂ output of proposed new use
2. Reduce the risk of flooding including adapting to the impacts of climate change	? Will depend upon location of site, design of new development and mitigation measures	? Will depend upon location of site, design of new development and mitigation measures	✓ Criteria policy will allow for flood risk reduction to be a policy criteria	? Redevelopment may affect flood risk. Effect will depend upon design and mitigation	O No redevelopment	? Redevelopment may affect flood risk, dependent upon site and new proposal

				measures		
3. Protect and enhance the built historic features and cultural heritage of the Borough	? Would depend upon whether site had historic/cultural features	? Would depend upon whether site had built heritage/cultural heritage	✓ Criteria policy will allow for built heritage/cultural heritage to be a policy criteria	X Protection of sites built heritage/cultural heritage not a consideration	✓ All existing built heritage/cultural heritage on employment sites protected	? Would depend upon the sites in question
4. Create, conserve, protect and enhance the Borough's natural features, distinctive local environments, habitats and species	✓ Mixed development could create habitats (would depend upon site and design)	✓ Redevelopment could create habitats (would depend upon site and design)	✓ Criteria could include natural environment habitats and species	✓ Redevelopment could create habitats (would depend upon site and design)	? Could miss opportunities to create natural environments	? Depend upon where the uses are located
5. Promote sustainable lifestyles, use resources efficiently, maximise recycling and re-use	? Depend upon location of the site and design and mix of uses	? Would depend upon the alternative use	✓ Criteria could include sustainable lifestyles, efficient use of resources and recycling/re-use	? Larger or important sites could be in unsustainable locations and inefficient	? Sites could be in unsustainable locations and inefficient	? The sites with the employment uses needed could be in unsustainable locations and inefficient
6. Reduce levels of deprivation and exclusion, particularly the elderly and those from disadvantaged backgrounds	? Would depend upon location and what mixed use proposed.	? Would depend upon location and what alternative use proposed.	✓ Criteria could include the reduction in exclusion and deprivation	? Would depend upon location and what alternative use proposed.	? Would depend upon location and what alternative use proposed.	? Would depend upon the location of the protected employment uses
7. Provide a range	✓	?	?	?	O	?

of quality homes for all, especially affordable housing	Would provide housing (not necessarily in a preferred location)	Redevelopment could include housing	Redevelopment could include housing	Redevelopment could include housing		Redevelopment of those sites whose employment type is not needed could include housing
8. Achieve healthy lifestyles and provide facilities to enable this	? Redevelopment could include for leisure/recreation use	? Reallocation could be for leisure/recreation use	✓ Criteria could include healthy lifestyles and facility provision	? Redevelopment could include for leisure/recreation use	X No redevelopment opportunities	? Redevelopment of employment sites not needed could include for leisure/recreation use
9. Provide social infrastructure for all ages and accessible services and facilities	? Would depend upon the location of the site whether the redevelopment would provide services or increase access to them	? Would depend upon the location of the site whether the redevelopment would provide services or increase access to them	✓ Criteria could include social infrastructure	? Would depend upon the location of the site whether the redevelopment would provide services or increase access to them	X No redevelopment opportunity to increase services or access to them	? Would depend upon the location of the site whether the redevelopment would provide services or increase access to them
10. Meet the needs of a changing population	✓ Would meet various development needs	✓ Would meet various development needs	✓ Criteria could include needs	✓ Sites not protected could meet various development needs	✓? Could be applications for redevelopment to other employment uses	✓ Sites not needed could meet various development needs
11. Promote community involvement by all	O	O	O	O	O	O

groups in society in place shaping						
12. Deliver low carbon buildings, whatever their use	✓ New developments could contribute to this objective	✓ New developments could contribute to this objective	✓ Criteria could include low carbon buildings	✓ New developments could contribute to this objective	X No redevelopment	✓ New developments could contribute to this objective
13. Support the borough's economy and specifically encourage the high value knowledge based industries	✓✓ Support the economy	? Not clear if alternative uses would include employment	? Redevelopment could include employment	✓? Would protect employment sites but not clear if alternative uses of other sites would include use for employment	✓X Would protect existing sites	✓? Protect needed employment sites but uncertain at this stage what would happen to the sites that are not needed
14. Improve the skills of the labour force	✓ New developments could contribute to this objective	✓ New developments could contribute to this objective	✓ Criteria could include reference to skills and employment prospects	✓ New developments could contribute to this objective. Retention of skills on retained sites.	✓ Retention of skills at retained sites and potential for skills development	✓ New developments on sites not needed could contribute to this objective
15. Minimise growth in car usage, reduce the need to travel and promote the shift to more sustainable modes of transport	✓ Would depend upon location and design of those sites redeveloped	✓ Would depend upon location and design of those sites redeveloped	✓ Criteria could include minimal car usage growth	✓ Would depend upon location and design of those sites redeveloped	X No redevelopment and thus no contribution to the objective	✓ Would depend upon location and design of those sites redeveloped
16. Strong local identity and sense	✓? Potential to	✓? Potential to	✓ Criteria could	✓? Potential to	X No redevelopment	✓? Potential to

of place	contribute but depends upon design	contribute but depends upon design	include design consideration relating to sense of identity and place	contribute but depends upon design	and thus no contribution to the objective	contribute but depends upon design
17. Minimise crime and the fear of crime	✓? Potential to contribute but depends upon design	✓? Potential to contribute but depends upon design	✓ Criteria could include crime and fear of crime	✓? Potential to contribute but depends upon design	X No redevelopment and thus no contribution to the objective	✓? Potential to contribute but depends upon design

Overall conclusions:

Overall the use of a criteria policy (option E16) would provide the most certainty in terms of predicted sustainability effects.

Option E14 – This option has no negative effects and the most positive effect out of the six options in terms of the economy.

Uncertainty reflects the fact that the locations are not known and the exact proposed uses or mix of uses are not known. The option does not state at this stage what the policy approach would be to those sites that do not fall in the category of manufacturing and storage no longer needed.

Option E15 - Similar effects to option E14 except the effects are not as clear due to the fact that the option does not specify what the alternative uses will be. The option does not state what the policy approach would be to those sites that fall in the category of unsuitable for continued employment use.

Option E16 – The option relies on a criterion based policy to assess applications which could result in the loss of employment land. Mainly positive effects as criteria could cover many eventualities. Uncertainty relating to the fact that the possible uses of the sites are unknown.

Option E17 – The option protects larger/important sites and sites with permission. As sites are protected there are positive economic effects although there is uncertainty about the redevelopment of the other sites (in terms of uses, location and design). The option does not state what the policy approach would be to those sites that do not fall in the category of larger/important sites and sites with permission.

Option E18 – The option protects all sites (current and committed) from redevelopment to other uses. This option protects the existing employment base and allows intensification and redevelopment for employment use, but it is the least flexible to meet other needs (social, environmental and economic).

Option E19 – The option protects uses and not sites. The effects are mainly uncertain as the location and potential future uses are not known.

Appraisal of options – Shopping Allocations

SA Objectives	Option SH1 - Allocate sites for new local shopping facilities to serve major new housing developments and where needed to meet existing deficiencies.	Option SH2 - Rely on general development control policies to guide the provision of new local shops	Option SH3 – Allocate a site for a large bulky goods retailer, such as DIY or furniture, which genuinely cannot be accommodated within the town centre, adjacent to existing town centre retailing	Option SH4 – Allocate a site for a large bulky good retailer, such as DIY or furniture, which genuinely cannot be accommodated within the town centres, on under-utilised employment land that is no longer required for employment use	Option SH5 - Do not allocate a site for a large bulky goods retailer but use existing policy to assess planning applications as they arise
1. Reduce greenhouse gas emissions	? Will depend upon CO ₂ output of proposed new use	? Will depend upon CO ₂ output of proposed new use	? Will depend upon CO ₂ output of proposed new use	? Will depend upon CO ₂ output of proposed new use	? Will depend upon CO ₂ output of proposed new use (CO ₂ not currently mentioned in Local Plan saved policies)
2. Reduce the risk of flooding including adapting to the impacts of climate change	? Will depend upon the location of new housing and location of existing deficiencies	? Will depend upon the wording of policy and whether flooding considered	X? Some existing sites are in/adjacent to the land liable to flood, effect will depend upon the location of the site	? Would depend upon the location of the proposal	? Would depend upon the location of the proposal
3. Protect and enhance the built historic features and cultural heritage of the Borough	? Effect will depend upon the location of new housing and location of existing deficiencies	? Will depend upon the wording of policy	? Effect will depend upon the location of the site	? Effect will depend upon the location of the site	? Effect will depend upon the location of the site and Local plan saved policies relating to

					built/cultural heritage
4. Create, conserve, protect and enhance the Borough's natural features, distinctive local environments, habitats and species	? Effect will depend upon the location of new housing and location of existing deficiencies	? Will depend upon the wording of policy	? Effect will depend upon the location of the site	? Effect will depend upon the location of the site	? Effect will depend upon the location of the site
5. Promote sustainable lifestyles, use resources efficiently, maximise recycling and re-use	? Effect will depend on whether the site is PDL	? Will depend upon the wording of policy and effect will depend whether the site is PDL	? Effect will depend on whether the site is PDL	✓✓ Will maximise use of PDL	? Effect will depend whether the site is PDL
6. Reduce levels of deprivation and exclusion, particularly the elderly and those from disadvantaged backgrounds	✓ Providing retail in new housing developments would reduce exclusion and take account of needs of the elderly	? Would depend upon planning applications, policy and location of sites	○	○	○
7. Provide a range of quality homes for all, especially affordable housing	○	○	○	○	○
8. Achieve healthy lifestyles and provide facilities to enable this	○	○	○	○	○
9. Provide social infrastructure for all ages and accessible services and facilities	✓ Providing retail in new housing developments and where needed to	? Would depend upon planning applications, policy and location of sites	? Would depend upon accessibility of location chosen	? Would depend upon accessibility of location chosen	✓? Saved Local Plan policies include accessibility criteria. Would depend upon

	meet deficiencies would provide facilities				accessibility of location chosen
10. Meet the needs of a changing population	✓ Would meet retail needs	? Would depend upon planning applications, policy and location of sites	✓ Would meet retail needs	✓ Would meet retail needs	✓? Would meet retail needs (dependent upon application)
11. Promote community involvement by all groups in society in place shaping	✓? Potential involvement in identification of existing deficiencies	✓ Involvement in policy formulation and planning applications	✓ Involvement in site selection	✓ Involvement in site selection	✓ Involvement in the planning application
12. Deliver low carbon buildings, whatever their use	✓ Potential to contribute to this objective	✓ Potential to contribute to this objective	✓ Potential to contribute to this objective	✓ Potential to contribute to this objective	✓ Potential to contribute to this objective
13. Support the borough's economy and specifically encourage the high value knowledge based industries	✓ New retail will aid the economy	✓ New retail will aid the economy	✓ New retail will aid the economy	✓ New retail will aid the economy	✓ New retail will aid the economy
14. Improve the skills of the labour force	✓ Provide employment opportunities	✓ Provide employment opportunities	✓ Provide employment opportunities	✓ Provide employment opportunities	✓ Provide employment opportunities
15. Minimise growth in car usage, reduce the need to travel and promote the shift to more sustainable modes of transport	✓ Providing retail in new housing developments and where needed would minimise need to travel	? Depends upon policy wording and location of applications	? Depends upon the location of the site (site adjacent to existing retail would encourage linked trips)	? Depends upon the location of the site	? Depends upon the location of the site
16. Strong local	✓	✓	✓	✓	✓

identity and sense of place	Potential to contribute dependent upon design				
17. Minimise crime and the fear of crime	✓ Potential to contribute dependent upon design				

Overall conclusions:

Option SH1 – The effects are mainly positive in terms of social and economic objectives. Uncertain effects relate to environmental impact as the locations of the new retail sites are not known.

Option SH2 – The effects are mainly uncertain or dependent upon certain factors. The wording of the policy is crucial to the effects on the environment and society.

Option SH3 – The effects are mixed. The environmental effects are uncertain as the exact location of the large bulky good retailer is not known. Economic effects would be positive. Social effects would be neutral. Potential positive effect on reducing car usage as locating the retailer at an existing retailing site would enable linked trips.

Option SH4 – Similar effects to option SH3 except linked trips are less likely.

Option SH5 – Saved Local Plan policies SH12 and SH16 would be used to assess applications for a large bulky goods retailer (as well as other general policies). The option has similar effects to options SH3 and SH4 but there is uncertainty about whether a planning application would be made and thus provision is uncertain.

Appraisal of options – Shopping Designations

SA Objectives	Option SH6 – Identify only local centres in the Plan and designate their boundaries on the Proposals Map. Use policies to protect essential local shopping facilities	Option SH7 – Identify local centres and other retail centres in the Plan and designate their boundaries on the Proposals Map. Use policies to protect essential local shopping facilities	Option SH8 – Identify only local centres but do not designate their boundaries on the Proposals Map. Rely on general development control policies to protect essential local shopping facilities	Option SH9 – Identify local centres and other retail centres but do not designate their boundaries on the Proposals Map. Rely on general development control policies to protect essential local shopping facilities.
1. Reduce greenhouse gas emissions	O	O	O	O
2. Reduce the risk of flooding including adapting to the impacts of climate change	O	O	O	O
3. Protect and enhance the built historic features and cultural heritage of the Borough	O	O	O	O
4. Create, conserve, protect and enhance the Borough's natural features, distinctive local environments, habitats and species	O	O	O	O
5. Promote sustainable lifestyles, use resources efficiently, maximise recycling and re-use	O	O	O	O
6. Reduce levels of deprivation and exclusion,	✓ Local facilities will	✓ Local facilities and other	✓ Local facilities will	✓ Local facilities and other

particularly the elderly and those from disadvantaged backgrounds	minimise exclusion and takes account of the needs of the elderly and those without transport	facilities will minimise exclusion and takes account of the needs of the elderly and those without transport	minimise exclusion and takes account of the needs of the elderly and those without transport	facilities will minimise exclusion and takes account of the needs of the elderly and those without transport
7. Provide a range of quality homes for all, especially affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
8. Achieve healthy lifestyles and provide facilities to enable this	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
9. Provide social infrastructure for all ages and accessible services and facilities	✓ Protect needed services and facilities (local)	✓ Protect needed services and facilities (local and other)	✓ Generally protect needed services and facilities	✓ Generally protect needed services and facilities
10. Meet the needs of a changing population	✓ Protect local shopping facilities (local)	✓ Protect local shopping facilities (local and other)	✓ Generally protect shopping facilities (local)	✓ Generally protect shopping facilities (local and other)
11. Promote community involvement by all groups in society in place shaping	✓ Involvement in identifying local centres and their boundaries	✓ Involvement in identifying local and other centres and their boundaries	✓ Involvement in identifying local centres	✓ Involvement in identifying local and other centres
12. Deliver low carbon buildings, whatever their use	<input type="radio"/> No new development proposed	<input type="radio"/> No new development proposed	<input type="radio"/> No new development proposed	<input type="radio"/> No new development proposed
13. Support the borough's economy and specifically encourage the high value knowledge based industries	✓ Support retail	✓ Support retail	✓ Support retail	✓ Support retail
14. Improve the skills of	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

the labour force				
15. Minimise growth in car usage, reduce the need to travel and promote the shift to more sustainable modes of transport	✓ Reduce the need to travel as local facilities protected	✓✓ Reduce the need to travel as local and other facilities protected	✓? Could reduce the need to travel as facilities protected generally	✓? Could reduce the needs to travel as facilities protected generally
16. Strong local identity and sense of place	✓ Local facilities	✓ Local facilities	✓ Local facilities	✓ Local facilities
17. Minimise crime and the fear of crime	? Unknown	? Unknown	? Unknown	? Unknown

Overall conclusions:

Options SH6 and SH7- these options seek to designate the boundaries of the local centres (option SH7 also designates the boundaries of other centres). The options have similar effects, the difference being that SH7 seeks to protect essential facilities at 'other centres' as well as at local centres. This option would therefore protect more facilities (depending upon what is meant by 'essential'). Presumably, the policy will relate to the services within the boundary of the centres, what policy will apply to shopping facilities outside of the boundaries of these designated centres?

Options SH8 and SH9 – The options seek to identify local centres (but not designate their boundaries) and protect essential local facilities with a general policy (option SH9 also identifies other centres). The options have similar effects, the difference being that SH9 identifies 'other centres'. This option would therefore protect more facilities (depending upon what is meant by 'essential' and also the wording of the general policy (would this policy relate to local and other centres or facilities generally?).

All options seek to protect 'essential' facilities but it is not clear what are the 'essential' facilities. This should be made clear in the policy that will be formulated for this issue so potential effects can be assessed.

It is not clear if there is any difference between "use policies to protect essential shopping facilities' (options SH6 and SH7) and 'rely on general development control policies to protect essential shopping facilities' (options SH8 and SH9).

Appraisal of options – Landscape Character

SA Objectives	Option ENV1 - Designate landscape character areas on the Proposals Map supported by explanatory text and policies to ensure protection and enhancement.	Option ENV2 - Designate landscape character areas in an appendix to the Plan with explanatory text and policies to ensure protection and enhancement.	Option ENV3 - Include landscape references in allocations for development and / or use a criteria based policy to require landscape character to be considered as part of development proposals.	Option ENV4 - Use policy to achieve an increase in woodland cover where appropriate in the Borough, for example: restoration schemes, in association with areas of significant growth, community forest, transport corridors, woodland linkages, etc.	Option ENV5 - Designate the boundary of the Forest of Marston Vale on the Proposals Map and identify it as a priority for woodland creation in the Borough.	Option ENV6 – A combination of options ENV4 and ENV5
1. Reduce greenhouse gas emissions	O	O	O	✓ Woodland would reduce CO ₂ emissions	✓ Woodland would reduce CO ₂ emissions	✓ Woodland would reduce CO ₂ emissions
2. Reduce the risk of flooding including adapting to the impacts of climate change	O	O	O	? Tree planting could impede the flow of water (depend upon species and location)	? Tree planting could impede the flow of water (depend upon species and location)	? Tree planting could impede the flow of water (depend upon species and location)
3. Protect and enhance the built historic features	✓ Landscape character can	✓ Landscape character can	✓ Would ensure this objective is taken	O	O	O

and cultural heritage of the Borough	include built heritage	include built heritage	into account			
4. Create, conserve, protect and enhance the Borough's natural features, distinctive local environments, habitats and species	✓✓ Significant contribution to this objective (Borough wide)	✓✓ Significant contribution to this objective (limited to extent of Forest boundary)	✓✓ Significant contribution to this objective (Borough wide and particularly in the Forest boundary)			
5. Promote sustainable lifestyles, use resources efficiently, maximise recycling and re-use	○	○	○	○	○	○
6. Reduce levels of deprivation and exclusion, particularly the elderly and those from disadvantaged backgrounds	○	○	○	○	○	○
7. Provide a range of quality homes for all, especially affordable housing	○	○	○	○	○	○

8. Achieve healthy lifestyles and provide facilities to enable this	? Policy could include reference to access to landscape	? Policy could include reference to access to landscape	? Policy could include reference to access to landscape	✓ Forest of Marston Vale would provide facility and countryside access	✓ Forest of Marston Vale would provide facility and countryside access	✓ Forest of Marston Vale would provide facility and countryside access
9. Provide social infrastructure for all ages and accessible services and facilities	○	○	○	○	○	○
10. Meet the needs of a changing population	○	○	○	✓ Would meet need for woodland and green infrastructure in general	✓ Would meet need for woodland and green infrastructure in general	✓ Would meet need for woodland and green infrastructure in general
11. Promote community involvement by all groups in society in place shaping	○	○	○	✓ Community based tree planting takes place	✓ Community based tree planting takes place	✓ Community based tree planting takes place
12. Deliver low carbon buildings, whatever their use	○	○	○	○	○	○
13. Support the borough's economy and specifically encourage the high value knowledge based	○	○	○	○	○	○

industries						
14. Improve the skills of the labour force	○	○	○	○	○	○
15. Minimise growth in car usage, reduce the need to travel and promote the shift to more sustainable modes of transport	○	○	○	○	○	○
16. Strong local identity and sense of place	✓✓ Significant contribution to this objective	✓✓ Significant contribution to this objective	✓✓ Significant contribution to this objective	✓ Supports the objective	✓ Supports the objective	✓ Supports the objective
17. Minimise crime and the fear of crime	○	○	○	○	○	○

Overall conclusions:

Options ENV1 and ENV2 – The effects of the options are the same, as whether the landscape character areas are defined on the Proposals Map or the Appendix does not affect sustainability as both options proposed explanatory text and policies. There are neutral effects on the economy and society but positive environmental effects.

Option ENV3 – The option would provide the same effects as options ENV1 and ENV2 except the reader would not have the information on landscape character areas within the plan itself.

Options ENV4 and ENV5 – The options both have positive environmental effects, although option ENV4 will have a wider effect as it includes the Borough as a whole where as ENV5 relates solely to the defined Forest of Marston Vale.

Option ENV6 - The option has positive environmental effects across the Borough and particularly in the defined Forest of Marston Vale.

Appraisal of options – Other Landscape areas

SA Objectives	Option ENV6 - Designate other specific areas of settlement pattern / landscape priority on the Proposals Map e.g. Wyboston Land Settlement Association Area.	Option ENV7 - Do not designate any such areas but rely on a development control policy that would apply generally.
1. Reduce greenhouse gas emissions	O	O
2. Reduce the risk of flooding including adapting to the impacts of climate change	O	O
3. Protect and enhance the built historic features and cultural heritage of the Borough	✓✓ Significant contribution to this objective	✓✓ Significant contribution to this objective
4. Create, conserve, protect and enhance the Borough's natural features, distinctive local environments, habitats and species	✓✓ Significant contribution to this objective	✓✓ Significant contribution to this objective
5. Promote sustainable lifestyles, use resources efficiently, maximise recycling and re-use	O	O
6. Reduce levels of deprivation and exclusion, particularly the elderly and those from disadvantaged	O	O

backgrounds		
7. Provide a range of quality homes for all, especially affordable housing	<input type="radio"/>	<input type="radio"/>
8. Achieve healthy lifestyles and provide facilities to enable this	<input type="radio"/>	<input type="radio"/>
9. Provide social infrastructure for all ages and accessible services and facilities	<input type="radio"/>	<input type="radio"/>
10. Meet the needs of a changing population	<input type="radio"/>	<input type="radio"/>
11. Promote community involvement by all groups in society in place shaping	<input checked="" type="checkbox"/> Community would be asked to assist the identification of these areas	<input checked="" type="checkbox"/> Community would be asked to assist the identification of these areas
12. Deliver low carbon buildings, whatever their use	<input type="radio"/>	<input type="radio"/>
13. Support the borough's economy and specifically encourage the high value knowledge based industries	<input type="radio"/>	<input type="radio"/>
14. Improve the skills of the labour force	<input type="radio"/>	<input type="radio"/>
15. Minimise growth in car usage, reduce the need to travel and promote the shift to more sustainable	<input type="radio"/>	<input type="radio"/>

modes of transport		
16. Strong local identity and sense of place	✓✓ Significant contribution to this objective	✓✓ Significant contribution to this objective
17. Minimise crime and the fear of crime	○	○

Overall conclusions:

Options ENV6 and ENV7 – The options have a neutral effect upon most objectives but a significant effect upon the environmental ones. The only difference between the two objectives relates to the specificity as ENV6 would identify sites and ENV7 would apply generally. Policy wording for option ENV7 would be crucial.

Appraisal of options – Open space standards

SA Objectives	Option ENV8 - Continue to use the open space standards of the saved Local Plan that reflect those developed by the NPFA (review in a future development control policies Plan).	Option ENV9 - Review open space standards now as part of the Allocations & Designations Plan to provide locally based standards.
1. Reduce greenhouse gas emissions	O	O
2. Reduce the risk of flooding including adapting to the impacts of climate change	✓ The location of open space could impact on flooding risk	✓ The location of open space could impact on flooding risk
3. Protect and enhance the built historic features and cultural heritage of the Borough	✓ The location of open space could enhance historic/cultural features	✓ The location of open space could enhance historic/cultural features
4. Create, conserve, protect and enhance the Borough's natural features, distinctive local environments, habitats and species	✓ Open space can provide natural features, habitats and distinctive local environments	✓ Open space can provide natural features, habitats and distinctive local environments
5. Promote sustainable lifestyles, use resources efficiently, maximise recycling and re-use	O	O
6. Reduce levels of deprivation and exclusion, particularly the elderly and those from disadvantaged	✓ Access to open space to all sectors of society	✓✓ Local standards respond directly to local needs and address accessibility

backgrounds		issues
7. Provide a range of quality homes for all, especially affordable housing	O	O
8. Achieve healthy lifestyles and provide facilities to enable this	✓✓ Significant contribution to this objective	✓✓ Significant contribution to this objective
9. Provide social infrastructure for all ages and accessible services and facilities	✓✓ Significant contribution to this objective	✓✓ Significant contribution to this objective
10. Meet the needs of a changing population	✓ Provide open space	✓✓ Meet local open space needs
11. Promote community involvement by all groups in society in place shaping	? Community groups may be involved in design issues	? Community groups may be involved in design issues
12. Deliver low carbon buildings, whatever their use	O	O
13. Support the borough's economy and specifically encourage the high value knowledge based industries	O	O
14. Improve the skills of the labour force	O	O
15. Minimise growth in car usage, reduce the need to travel and promote the	? Open space could provide cycle/walking routes	? Open space could provide cycle/walking routes

shift to more sustainable modes of transport		
16. Strong local identity and sense of place	✓ Open space can contribute to character and sense of place	✓ Open space can contribute to character and sense of place
17. Minimise crime and the fear of crime	? Dependent upon design	? Dependent upon design

Overall conclusions:

Options ENV8 and ENV9 – the options have similar effects. If the wording of the saved Local Plan policy takes account of all the objectives above where possible, there are no differences in sustainability between the two options. If the saved Local Plan policy could be expanded to refer to the objectives e.g. support the creation habitats and distinctive spaces then the policy could be improved using option ENV9. Option ENV9 provides local standards derived from a study of local needs, where as ENV8 uses national standards.

Appraisal of options – Recreational open space designations

The options for this issue relate to whether or not sites should be shown on the Proposals Map. The showing of these sites on the Proposals Map or not does not have any sustainability effects and thus the options do not need to be appraised.

Appraisal of options – Visual amenity spaces and important gaps

SA Objectives	Option ENV14 - Designate and protect spaces that represent important gaps and/or provide visual amenity within the urban area and within villages that have a defined Settlement Policy Area only.	Option ENV15 - Designate and protect spaces that represent important gaps and/or provide visual amenity within the urban area and within and adjoining villages that have a defined Settlement Policy Area	Option ENV16 - Designate and protect spaces that represent important gaps and/or provide visual amenity within the urban area and within and adjoining all villages (including those without a defined Settlement Policy Area).
1. Reduce greenhouse gas emissions	O	O	O
2. Reduce the risk of flooding including adapting to the impacts of climate change	? Gap could provide flood alleviation	? Gap could provide flood alleviation	? Gap could provide flood alleviation
3. Protect and enhance the built historic features and cultural heritage of the Borough	✓ Sites of open space can enhance the character of historic areas	✓ Sites of open space can enhance the character of historic areas	✓ Sites of open space can enhance the character of historic areas
4. Create, conserve, protect and enhance the Borough's natural features, distinctive local environments, habitats and species	✓✓ Identifying sites will protect character of local environments	✓✓ Identifying sites will protect character of local environments	✓✓ Identifying sites will protect character of local environments
5. Promote sustainable lifestyles, use resources efficiently, maximise recycling and re-use	O	O	O
6. Reduce levels of deprivation and exclusion,	O	O	O

particularly the elderly and those from disadvantaged backgrounds			
7. Provide a range of quality homes for all, especially affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
8. Achieve healthy lifestyles and provide facilities to enable this	? Open space could also have a recreational role e.g. dog walking	? Open space could also have a recreational role e.g. dog walking	? Open space could also have a recreational role e.g. dog walking
9. Provide social infrastructure for all ages and accessible services and facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
10. Meet the needs of a changing population	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
11. Promote community involvement by all groups in society in place shaping	✓ Choice of sites would include public involvement	✓ Choice of sites would include public involvement	✓ Choice of sites would include public involvement
12. Deliver low carbon buildings, whatever their use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
13. Support the borough's economy and specifically encourage the high value knowledge based industries	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
14. Improve the skills of the labour force	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
15. Minimise growth in car usage, reduce the need to travel and promote the	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

shift to more sustainable modes of transport			
16. Strong local identity and sense of place	✓ Sites add to the character of the area	✓ Sites add to the character of the area	✓ Sites add to the character of the area
17. Minimise crime and the fear of crime	○	○	○

Overall conclusions:

Options ENV14, ENV15 and ENV16 – The options have positive environmental effects and would add to the character and identity of the area. The option with the widest effect would be ENV15 as this includes the designation of sites in all areas (within and adjoining the urban area, SPA villages and non-SPA villages).

Appraisal of options – Recreation / Leisure projects

The options for this issue relate to whether or not existing and proposed sites should be shown on the Proposals Map. The showing of these sites on the Proposals Map or not does not have any sustainability effects and thus the options do not need to be appraised.

Appraisal of options – Biodiversity and Geodiversity designations

The options for this issue relate to whether or not sites of importance for biodiversity and geodiversity and areas for protection, restoration and enhancement should be shown on the Proposals Map, a separate map or a combination of both. The showing of these sites on the Proposals Map or not does not have any sustainability effects and thus the options do not need to be appraised.

Appraisal of options – Biodiversity and Geodiversity allocations

SA Objectives	Option ENV24 - When allocating development sites, identify any specific biodiversity and geodiversity priorities to protect and enhance the value of the local area.	Option ENV25 - Do not define site specific priorities but rely on a more general development control policy that would apply to all development proposals.
1. Reduce greenhouse gas emissions	<input type="radio"/>	<input type="radio"/>
2. Reduce the risk of flooding including adapting to the impacts of climate change	<input type="radio"/>	<input type="radio"/>
3. Protect and enhance the built historic features and cultural heritage of the Borough	<input type="radio"/>	<input type="radio"/>
4. Create, conserve, protect and enhance the Borough's natural features, distinctive local environments, habitats and species	✓✓ Significant effect on this objective	✓✓ Significant effect on this objective (policy would need to identify the biodiversity/geodiversity the Borough wishes to create, conserve, protect and enhance)
5. Promote sustainable lifestyles, use resources efficiently, maximise recycling and re-use	<input type="radio"/>	<input type="radio"/>
6. Reduce levels of deprivation and exclusion,	<input type="radio"/>	<input type="radio"/>

particularly the elderly and those from disadvantaged backgrounds		
7. Provide a range of quality homes for all, especially affordable housing	<input type="radio"/>	<input type="radio"/>
8. Achieve healthy lifestyles and provide facilities to enable this	<input type="radio"/>	<input type="radio"/>
9. Provide social infrastructure for all ages and accessible services and facilities	<input type="radio"/>	<input type="radio"/>
10. Meet the needs of a changing population	<input type="radio"/>	<input type="radio"/>
11. Promote community involvement by all groups in society in place shaping	<input checked="" type="checkbox"/> Involvement in identifying priorities	<input checked="" type="checkbox"/> Involvement in policy formulation
12. Deliver low carbon buildings, whatever their use	<input type="radio"/>	<input type="radio"/>
13. Support the borough's economy and specifically encourage the high value knowledge based industries	<input type="radio"/>	<input type="radio"/>
14. Improve the skills of the labour force	<input type="radio"/>	<input type="radio"/>
15. Minimise growth in car usage, reduce the need to travel and promote the shift to more sustainable	<input type="radio"/>	<input type="radio"/>

modes of transport		
16. Strong local identity and sense of place	✓ Ensure local natural features are protected and enhanced	✓ Ensure local natural features are protected and enhanced
17. Minimise crime and the fear of crime	○	○

Overall conclusions:

Option ENV24 and ENV25 – The options have the same effects. There are neutral effects upon the economy and society and positive effects upon the environment. Option ENV24 would be effective for allocated sites, but would need to be supported by a development control policy that would be used for non-allocated sites that come forward for development. Option ENV25 relies upon a general policy, but the content or aim of this policy is not stated at present. Suggest this policy relates to the objectives and priorities for the Borough set out in the Biodiversity Action Plan.

Appraisal of options – Historic Environment

SA Objectives	Option ENV26 – Designate Historic Character Areas and/or Historic Environment Opportunity Areas on the Proposals Map supported by explanatory text and policies	Option ENV27 – Show Historic Character Areas and/or Historic Environment Opportunity Areas in an appendix to the plan with explanatory text and policies	Option ENV28 – Include historic environment references in allocations for development and/or use a general policy to require the historic environment to be considered as part of development proposals
1. Reduce greenhouse gas emissions	○	○	○
2. Reduce the risk of flooding including adapting to the impacts of climate change	? Would depend upon the purpose and wording of the policies	? Would depend upon the purpose and wording of the policies	○
3. Protect and enhance the built historic features and cultural heritage of the Borough	✓ This would be the purpose of the policy	✓ This would be the purpose of the policy	✓ This would be the purpose of the policy
4. Create, conserve, protect and enhance the Borough's natural features, distinctive local environments, habitats and species	✓ Historic environment can include natural features and the policy could protect these	✓ Historic environment can include natural features and the policy could protect these	✓ Historic environment can include natural features and the policy could protect these
5. Promote sustainable lifestyles, use resources efficiently, maximise recycling and re-use	○	○	○
6. Reduce levels of deprivation and exclusion, particularly the elderly and	○	○	○

those from disadvantaged backgrounds			
7. Provide a range of quality homes for all, especially affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
8. Achieve healthy lifestyles and provide facilities to enable this	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
9. Provide social infrastructure for all ages and accessible services and facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
10. Meet the needs of a changing population	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
11. Promote community involvement by all groups in society in place shaping	<input checked="" type="checkbox"/> Involvement in policy formulation	<input checked="" type="checkbox"/> Involvement in policy formulation	<input checked="" type="checkbox"/> Involvement in policy formulation
12. Deliver low carbon buildings, whatever their use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
13. Support the borough's economy and specifically encourage the high value knowledge based industries	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
14. Improve the skills of the labour force	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
15. Minimise growth in car usage, reduce the need to travel and promote the shift to more sustainable modes of transport	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

16. Strong local identity and sense of place	✓ Would highlight local features	✓ Would highlight local features	✓ Would highlight features on allocated sites, but not on a map base
17. Minimise crime and the fear of crime	○	○	○

Overall conclusions:

Options ENV26 and ENV27 – The options have similar effects as they both show the information in the plan and both include explanatory text and policies in the plan. Detailed wording of protection policies is not available at this stage so the extent of the effect on the environment is uncertain.

Option ENV28 – The option would highlight historic environment issues on allocations and generally also. Detailed wording of protection policies is not available at this stage so the extent of the effect on the environment is uncertain. This option would not show character areas/opportunity areas on a map base, unlike the two other options.

Appraisal of options – Community Facilities

SA Objectives	Option C1 - Identify important community facilities on the Proposals Map and use policy to protect them from redevelopment to other uses.	Option C2 - Rely on a general protection policy (for example similar to Policy LR18 of the Local Plan).	Option C3 - In addition to C1 or C2, allocate sites for additional community facilities, such as medical centres, schools, places of worship or community centres, where needed. (Please provide details, including how they will be provided)
1. Reduce greenhouse gas emissions	○	○	? Additional development could add to CO ₂ emissions
2. Reduce the risk of flooding including adapting to the impacts of climate change	? Redevelopment may reduce or increase flood risk	? Redevelopment may reduce or increase flood risk	? Would depend upon sites chosen
3. Protect and enhance the built historic features and cultural heritage of the Borough	○	○	? Would depend upon sites chosen
4. Create, conserve, protect and enhance the Borough's natural features, distinctive local environments, habitats and species	○	○	? Would depend upon sites chosen
5. Promote sustainable lifestyles, use resources efficiently, maximise recycling and re-use	✓ Retains existing community resources	✓ Retains existing community resources	✓? New development could use PDL and use efficient design

6. Reduce levels of deprivation and exclusion, particularly the elderly and those from disadvantaged backgrounds	✓ Protect community facilities for all	✓ Protect community facilities for all	✓ Provide new community facilities
7. Provide a range of quality homes for all, especially affordable housing	○	○	○
8. Achieve healthy lifestyles and provide facilities to enable this	✓ Protect medical centres, community facilities etc	✓ Protect medical centres, community facilities etc	✓ Provide new medical centres, community facilities etc
9. Provide social infrastructure for all ages and accessible services and facilities	✓ Protect community facilities	✓ Protect community facilities	✓ Provide community facilities
10. Meet the needs of a changing population	✓ Protect community facilities	✓ Protect community facilities	✓✓ Provide new community facilities to meet new needs
11. Promote community involvement by all groups in society in place shaping	✓ Public involvement in identifying important facilities	? Minimal community involvement necessary at plan making stage	✓ Public involvement in identifying their needs
12. Deliver low carbon buildings, whatever their use	○ No development proposed	○ No development proposed	✓ New buildings could contribute to this objective
13. Support the borough's economy and specifically encourage the high value knowledge based industries	○	○	○

14. Improve the skills of the labour force	O	O	✓? New schools could be provided
15. Minimise growth in car usage, reduce the need to travel and promote the shift to more sustainable modes of transport	✓ Protect local facilities minimising the need to travel to services elsewhere	✓ Protect local facilities minimising the need to travel to services elsewhere	✓ Provide local facilities minimising the need to travel to services elsewhere
16. Strong local identity and sense of place	✓ Community facilities add to sense of place	✓ Community facilities add to sense of place	✓ Community facilities add to sense of place
17. Minimise crime and the fear of crime	? Facilities could provide activities for youth and reduce crime	? Facilities could provide activities for youth and reduce crime	? Facilities could provide activities for youth and reduce crime

Overall conclusions:

Options C1 and C2 – The options have similar effects. There are positive social effects and neutral environmental and economic effects. Option C1 is more positive than C2 as it would allow more community involvement in policy formulation, by asking residents which community facilities are important and should be protected.

Option C3 – This option proposes allocating sites for new community facilities. This option would have positive social effects although the effects are uncertain as it is not clear what facilities would be allocated or the likelihood of their delivery. Uncertain environmental effects as the choice of sites would be critical. New development could provide positive effects for delivering low carbon buildings.

Appraisal of options – Tourism

SA Objectives	Option C4 - Identify sites for new tourism / cultural facilities / visitor accommodation (hotels and caravan sites etc)	Option C5 - Do not designate any sites but rely on development control policies that would apply generally
1. Reduce greenhouse gas emissions	? Additional development could add to CO ₂ emissions	? Additional development could add to CO ₂ emissions
2. Reduce the risk of flooding including adapting to the impacts of climate change	? Would depend upon sites chosen	? Would depend upon proposal sites
3. Protect and enhance the built historic features and cultural heritage of the Borough	? Would depend upon sites chosen and mitigation measures	? Would depend upon sites chosen and mitigation measures
4. Create, conserve, protect and enhance the Borough's natural features, distinctive local environments, habitats and species	? Would depend upon sites chosen and mitigation measures	? Would depend upon sites chosen and mitigation measures
5. Promote sustainable lifestyles, use resources efficiently, maximise recycling and re-use	? Would depend upon sites chosen and design	? Would depend upon sites proposed and design
6. Reduce levels of deprivation and exclusion, particularly the elderly and those from disadvantaged backgrounds	O	O

7. Provide a range of quality homes for all, especially affordable housing	O	O
8. Achieve healthy lifestyles and provide facilities to enable this	✓ Could provide leisure facilities	✓ Could provide leisure facilities
9. Provide social infrastructure for all ages and accessible services and facilities	✓? Would depend upon sites locations	✓? Would depend upon sites locations
10. Meet the needs of a changing population	✓ Meet cultural and tourism needs	✓? Meet cultural and tourism needs (dependent upon proposals)
11. Promote community involvement by all groups in society in place shaping	✓ Involvement in choosing sites	✓ Involvement in consultation on applications
12. Deliver low carbon buildings, whatever their use	✓ Potential to contribute	✓ Potential to contribute
13. Support the borough's economy and specifically encourage the high value knowledge based industries	✓ Facilities will contribute to the economy	✓ Facilities will contribute to the economy
14. Improve the skills of the labour force	✓? Potential employment opportunities	✓? Potential employment opportunities
15. Minimise growth in car usage, reduce the need to travel and promote the	? Depend upon the location of sites	? Depend upon the location of sites

shift to more sustainable modes of transport		
16. Strong local identity and sense of place	✓ Potential to contribute	✓ Potential to contribute
17. Minimise crime and the fear of crime	? Potential to contribute – design considerations	? Potential to contribute – design considerations

Overall conclusions:

Options C4 and C5 – The options have the same predicted effects. Environmental effects are uncertain as development sites are not known. Economic effects are positive (although size of development(s) will influence the extent of the effect). Social effects are potentially positive although without knowing the detail of proposals the effect cannot be accurately predicted. Option C4 would provide more certainty as the effects can be more accurately predicted, option C5 would maintain uncertainty of effects as it relies upon proposals which could be for any size or type in any location.

Appraisal of options – Transport

The options for this issue relate to the level of detail that should be shown on the Proposals Map relating to existing and proposed transport routes. The showing of these routes on the Proposals Map or not does not have any sustainability effects and thus the options do not need to be appraised.

Appraisal of options – Deciding which villages should have a Settlement Policy Area

SA Objectives	Option P1 - Identify villages with a built-up character by reference to a set of guidelines including structure, form and character, services and facilities.	Option P2 - Consider the built-up character of each village and make a judgement as to whether it should have a Settlement Policy Area on a case by case basis and depending on the particular circumstances of the village.
1. Reduce greenhouse gas emissions	O	O
2. Reduce the risk of flooding including adapting to the impacts of climate change	? Giving a village a SPA boundary may lead to infill development which could affect flood risk	? Giving a village a SPA boundary may lead to infill development which could affect flood risk
3. Protect and enhance the built historic features and cultural heritage of the Borough	O	O
4. Create, conserve, protect and enhance the Borough's natural features, distinctive local environments, habitats and species	O	O
5. Promote sustainable lifestyles, use resources efficiently, maximise recycling and re-use	O	O
6. Reduce levels of	O	O

deprivation and exclusion, particularly the elderly and those from disadvantaged backgrounds		
7. Provide a range of quality homes for all, especially affordable housing	<input type="radio"/>	<input type="radio"/>
8. Achieve healthy lifestyles and provide facilities to enable this	<input type="radio"/>	<input type="radio"/>
9. Provide social infrastructure for all ages and accessible services and facilities	<input type="radio"/>	<input type="radio"/>
10. Meet the needs of a changing population	<input type="radio"/>	<input type="radio"/>
11. Promote community involvement by all groups in society in place shaping	<input checked="" type="checkbox"/> Involve community in the process	<input checked="" type="checkbox"/> Involve community in the process
12. Deliver low carbon buildings, whatever their use	<input type="radio"/>	<input type="radio"/>
13. Support the borough's economy and specifically encourage the high value knowledge based industries	<input type="radio"/>	<input type="radio"/>
14. Improve the skills of the labour force	<input type="radio"/>	<input type="radio"/>
15. Minimise growth in car usage, reduce the need to travel and promote the	<input type="radio"/>	<input type="radio"/>

shift to more sustainable modes of transport		
16. Strong local identity and sense of place	? Giving a village a SPA boundary may lead to infill development will could affect identity and sense of place	? Giving a village a SPA boundary may lead to infill development will could affect identity and sense of place
17. Minimise crime and the fear of crime	O	O

Overall conclusions:

Options P1 and P2 – The effect of defining Settlement Policy Areas for villages that do not currently have them is that infill development will be possible under policy CP14 of the Core Strategy and Rural Issues Plan (where as those villages without a SPA are classed as countryside where new development occurs only in limited circumstances set out in national policy in PPS7). Infill development could affect the character of a village (in either a positive or negative way). Overall neutral effect, although the process will involve the community in decisions and thus that is a positive effect.

Appraisal of options – How to define the urban area boundary

SA Objectives	Option P3 - Use the urban area boundary shown on the Local Plan as a starting point, updating it to take into account development that has already occurred, is committed or is needed to meet future requirements.	Option P4 – As for option P3. Additionally redefine the boundary to include adjoining areas of development such as Elstow village (south of A421), Shortstown, Cleat Hill and Salph End and use policy to prevent coalescence and inappropriate development.	Option P5 – As for option P3. Additionally remove Settlement Policy Area boundaries from Biddenham and Elstow (north of A421), which are currently within the urban area, and use policy to prevent coalescence and inappropriate development.	Option P6 – A combination of options P4 and P5
1. Reduce greenhouse gas emissions	O	O	O	O
2. Reduce the risk of flooding including adapting to the impacts of climate change	O Future development sites will include mitigation if required.	O Future development sites will include mitigation if required.	O Future development sites will include mitigation if required.	O Future development sites will include mitigation if required.
3. Protect and enhance the built historic features and cultural heritage of the Borough	? Future development sites could affect this objective	? Future development sites could affect this objective	? Future development sites could affect this objective	? Future development sites could affect this objective
4. Create, conserve, protect and enhance the Borough's natural features, distinctive local environments, habitats and species	? Future development sites could impact on the natural environment	? Future development sites could impact on the natural environment	? Future development sites could impact on the natural environment	? Future development sites could impact on the natural environment
5. Promote sustainable lifestyles, use resources efficiently, maximise recycling and re-use	? Future development sites could contribute to this	? Future development sites could contribute to this	? Future development sites could contribute to this	? Future development sites could contribute to this

6. Reduce levels of deprivation and exclusion, particularly the elderly and those from disadvantaged backgrounds	? Future development sites could contribute to this			
7. Provide a range of quality homes for all, especially affordable housing	? Future development sites could contribute to this			
8. Achieve healthy lifestyles and provide facilities to enable this	? Future development sites could contribute to this	? Future development sites could contribute to this	? Future development sites could contribute to this	? Future development sites could contribute to this
9. Provide social infrastructure for all ages and accessible services and facilities	? Future development sites could contribute to this			
10. Meet the needs of a changing population	? Future development sites could contribute to this			
11. Promote community involvement by all groups in society in place shaping	✓ Community involvement in boundary revision			
12. Deliver low carbon buildings, whatever their use	? Future development sites could contribute to this			
13. Support the borough's economy and specifically encourage the high value knowledge based industries	? Future development sites could contribute to this			
14. Improve the skills of the labour force	? Future development sites could contribute to this			

15. Minimise growth in car usage, reduce the need to travel and promote the shift to more sustainable modes of transport	? Future development sites could contribute to this			
16. Strong local identity and sense of place	? Future development sites could contribute to this			
17. Minimise crime and the fear of crime	? Future development sites could contribute to this			

Overall conclusions:

Options P3, P4, P5 and P6 – The options all have overall uncertain effects as the urban boundary is to include future development sites (which are unknown at this time and will be chosen with reference to their sustainability effects) and the urban area boundary drawn around them.

Options P4 and P6 – There are implications for adding Elstow, Cleat Hill and Salph End into the urban boundary as these areas are currently within the countryside and outside the urban area boundary. As the option includes the use of policy to prevent coalescence and inappropriate development, the implications of adding these areas into the urban area boundary could be covered by policy.

Options P5 and P6 – There are limited implications for removing Settlement Policy Areas from Biddenham and Elstow as these areas already within the urban area boundary. As the option includes the use of policy to prevent coalescence and inappropriate development, the implications of adding these areas into the urban area boundary could be covered by policy.

Appraisal of options – How to define Settlement Policy Area boundaries

SA Objectives	Option P7 - Define Settlement Policy Area boundaries using a set of guidelines (to be the subject of separate consultation).	Option P8 - No set approach to the definition of Settlement Policy Area boundaries, each to be decided on a case by case basis.
1. Reduce greenhouse gas emissions	O	O
2. Reduce the risk of flooding including adapting to the impacts of climate change	? Boundary could take account of flood risk	? Boundary could take account of flood risk
3. Protect and enhance the built historic features and cultural heritage of the Borough	O	O
4. Create, conserve, protect and enhance the Borough's natural features, distinctive local environments, habitats and species	O	O
5. Promote sustainable lifestyles, use resources efficiently, maximise recycling and re-use	O	O
6. Reduce levels of deprivation and exclusion, particularly the elderly and those from disadvantaged backgrounds	O	O
7. Provide a range of	?	?

quality homes for all, especially affordable housing	Could include space in the SPA for new dwellings	Could include space in the SPA for new dwellings
8. Achieve healthy lifestyles and provide facilities to enable this	O	O
9. Provide social infrastructure for all ages and accessible services and facilities	O	O
10. Meet the needs of a changing population	✓ Could include space in the SPA for new development to meet needs	✓ Could include space in the SPA for new development to meet needs
11. Promote community involvement by all groups in society in place shaping	✓ Would consult upon guidelines and boundaries	✓ Would consult upon boundaries
12. Deliver low carbon buildings, whatever their use	O	O
13. Support the borough's economy and specifically encourage the high value knowledge based industries	? Could include space in the SPA for business uses	? Could include space in the SPA for business uses
14. Improve the skills of the labour force	O	O
15. Minimise growth in car usage, reduce the need to travel and promote the shift to more sustainable modes of transport	O	O
16. Strong local identity	O	O

and sense of place		
17. Minimise crime and the fear of crime	O	O

Overall conclusions:

Options P7 and P8 – The options have a mainly neutral effect. Although the effect upon certain potential developments (housing and employment for example) is uncertain as the methodology for defining the boundaries of Settlement Policy Areas (whether using guidelines or on a case by case basis) is not set out in the options. Both options provide an opportunity for community involvement. The effect of amending existing SPA boundaries is likely to have lesser effect (depending upon where the boundary is amended and the policies that relate to the built up area).

Appraisal of options – Views

SA Objectives	Option P9 - Show the most important views from within and into settlements that that should be protected from development on the Proposals Map.	Option P10 - Do not show specific views but rely on a development control policy that would apply generally.	Option P11 – Show the most important views from within and into settlements that should be protected from development on the Proposals Map and have a development control policy that would apply generally
1. Reduce greenhouse gas emissions	O	O	
2. Reduce the risk of flooding including adapting to the impacts of climate change	O	O	
3. Protect and enhance the built historic features and cultural heritage of the Borough	? Views could include built or cultural heritage features	? Views could include built or cultural heritage features (policy wording would be important)	? Views could include built or cultural heritage features (policy wording would be important)
4. Create, conserve, protect and enhance the Borough's natural	✓ Views of natural features and distinctive local	✓ Views of natural features and distinctive local	✓ Views of natural features and distinctive local

features, distinctive local environments, habitats and species	environment would be protected	environment would be protected (policy wording would be important)	environment would be protected (policy wording would be important)
5. Promote sustainable lifestyles, use resources efficiently, maximise recycling and re-use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Reduce levels of deprivation and exclusion, particularly the elderly and those from disadvantaged backgrounds	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. Provide a range of quality homes for all, especially affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
8. Achieve healthy lifestyles and provide facilities to enable this	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
9. Provide social infrastructure for all ages and accessible services and facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
10. Meet the needs of a changing population	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
11. Promote community involvement by all groups in society in place shaping	✓ Public involvement in identification of views	? Would rely upon consultation on planning applications	✓? Public involvement in identification of views Would also rely upon consultation on planning applications
12. Deliver low carbon buildings, whatever their	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

use			
13. Support the borough's economy and specifically encourage the high value knowledge based industries	O	O	O
14. Improve the skills of the labour force	O	O	O
15. Minimise growth in car usage, reduce the need to travel and promote the shift to more sustainable modes of transport	O	O	O
16. Strong local identity and sense of place	✓ Local features protected	✓ Local features protected (depend upon policy wording)	✓ Local features protected (depend upon policy wording)
17. Minimise crime and the fear of crime	O	O	O

Overall conclusions:

Options P9 and P10 – The options have similar mainly neutral effects. The positive effects are on local identity, protection of features and community involvement. Option P9 provides more certainty as the views would be identified in the plan, where as option P10 relies upon views being identified and protected when planning applications are determined.

Option P11 – The option is a combination of P9 and P10 and thus provides certainty as the views would be identified in the plan as well as policy protection.

Appraisal of options – Selecting sites for development

SA Objectives	Option S1 – Use the Council’s draft Site Assessment Methodology	Option S2 – Amend the Council’s draft Site Assessment Methodology (specify how it should be changed on a separate sheet of paper)	Option S3 – Use a different method for selecting development sites (please specify)
1. Reduce greenhouse gas emissions	✓ Consideration 39 of the methodology	? May not be included in the methodology	? May not be included in the methodology
2. Reduce the risk of flooding including adapting to the impacts of climate change	✓ Consideration 40 of the methodology	? May not be included in the methodology	? May not be included in the methodology
3. Protect and enhance the built historic features and cultural heritage of the Borough	✓ Consideration 38 of the methodology	? May not be included in the methodology	? May not be included in the methodology
4. Create, conserve, protect and enhance the Borough’s natural features, distinctive local environments, habitats and species	✓ Consideration 37 of the methodology	? May not be included in the methodology	? May not be included in the methodology
5. Promote sustainable lifestyles, use resources efficiently, maximise recycling and re-use	✓ Considerations 3 and 44 of the methodology	? May not be included in the methodology	? May not be included in the methodology
6. Reduce levels of deprivation and exclusion, particularly the elderly and those from disadvantaged backgrounds	✓ Considerations 29-35 of the methodology	? May not be included in the methodology	? May not be included in the methodology

7. Provide a range of quality homes for all, especially affordable housing	✓ Considerations 6-16 of the methodology	? May not be included in the methodology	? May not be included in the methodology
8. Achieve healthy lifestyles and provide facilities to enable this	✓ Considerations 17-28 of the methodology	? May not be included in the methodology	? May not be included in the methodology
9. Provide social infrastructure for all ages and accessible services and facilities	✓ Considerations 17-28 of the methodology	? May not be included in the methodology	? May not be included in the methodology
10. Meet the needs of a changing population	✓ Consideration 48 of the methodology	? May not be included in the methodology	? May not be included in the methodology
11. Promote community involvement by all groups in society in place shaping	✓ Consultation on the methodology	✓ Consultation on the methodology	✓ Consultation on the methodology
12. Deliver low carbon buildings, whatever their use	✓ Consideration 39 of the methodology	? May not be included in the methodology	? May not be included in the methodology
13. Support the borough's economy and specifically encourage the high value knowledge based industries	✓ Considerations 17-23 of the methodology	? May not be included in the methodology	? May not be included in the methodology
14. Improve the skills of the labour force	✓ Considerations 17-23 of the methodology	? May not be included in the methodology	? May not be included in the methodology
15. Minimise growth in car usage, reduce the need to travel and promote the shift to more sustainable modes of transport	✓ Considerations 29-35 of the methodology	? May not be included in the methodology	? May not be included in the methodology

16. Strong local identity and sense of place	✓ Consideration 36 of the methodology	? May not be included in the methodology	? May not be included in the methodology
17. Minimise crime and the fear of crime	? Not included in the methodology	? May not be included in the methodology	? May not be included in the methodology

Overall conclusions:

Option S1 – This option could include reference to measures to reduce water usage and waste (objective 5).

Options S2 and S3 – These options are not available to assess and thus the effects on the objectives are uncertain. Proposed site assessment methodologies should be assessed against the SA Framework to ensure all sustainability effects are considered.

5 Future stages of the Sustainability Appraisal

5.1 The following table shows the timetable for the production of the DPD and the Sustainability Appraisal, taken from the adopted Local Development Scheme (September 2007). The first column shows which stage in the process the Council has reached.

Stage we are at	Date	DPD production process	Sustainability Appraisal process
Complete	Sept 2007	Work begins	Work begins
Stage A complete	Jan 2008 – Feb 2009	Prepare issues and options in consultation	Stage A and consultation on the Scoping Report
Stage B We are here		Consultation on the Issues and Options for the DPD	Stage B and consultation on the Sustainability Appraisal Report of the Issues and Options consultation document
	Mar 2009 – Jul 2009	Prepare the Preferred Option DPD	Stage C and prepare the Preferred Options Sustainability Appraisal Report
	Aug 2009	Preferred Options DPD published for 6 weeks consultation	Stage D and Preferred Options Sustainability Appraisal Report published for 6 weeks consultation
	Oct 2009 – Mar 2010	Consider comments on the DPD and amend as necessary and Prepare the Submission DPD	Stage D
	Apr 2010	Submission of the DPD to the Secretary of State and published for consultation for 6 weeks	Stage D and Submission of the Final Sustainability Appraisal Report to the Secretary of State and published for consultation for 6 weeks
	Jun 2010	Publication of representations proposing alternative site allocations or a change to an allocated site boundary	It is the responsibility of the person proposing an alternative site or boundary change to indicate how the sustainability process has been or is to be carried out prior to consideration of the proposal at the examination
	Aug 2010	Comments received on	Comments received on the

Stage we are at	Date	DPD production process	Sustainability Appraisal process
		the DPD are sent to the Planning Inspectorate	Sustainability Appraisal Report are sent to the Planning Inspectorate
	Sep 2010	Pre-Examination Meeting	
	Nov 2010	Examination	
	Apr 2011	Inspector's Report received	
	Apr 2011	Adoption and publication of the DPD and monitoring framework	Stage E and publication of the Final Sustainability Appraisal Report and final monitoring arrangements. Annual Monitoring Report used to record effects of the DPD.

- 5.2 As shown in the table above, the next stage in the Sustainability Appraisal process is to prepare the Preferred Options Sustainability Appraisal Report.
- 5.3 As mentioned in the introduction, if you have any comments on the sustainability appraisal at this stage, please send them to:

David Bailey, Head of Planning and Housing Services
 FREEPOST, ANG5840, Bedford, MK40 1SJ.

Or alternatively, e-mail to: bdf@bedford.gov.uk

Please ensure all comments are received by the 16th June 2008.

Appendix 1: Results of the Scoping Report consultation

A1.1 The Council received 16 representations to the Scoping Report consultation. The representations have been published on the Council's website at www.bedford.gov.uk/planning. A summary of the main points of each representation is given below, with the response.

A1.2 Where the response to the representation suggests an amendment to the text of the Scoping Report, this is shown in Appendix 2, along with updates to the Scoping Report such as baseline information and plans and programmes that have become available since the publication of the Scoping Report on 10th December 2007.

Organisation	Comment	Response
Cycling Campaign for North Bedfordshire	Section 3 – all the relevant plans, programmes and strategies have been identified.	Noted.
	Section 4 – All sustainability issues and problems have been identified. Para 4.52 it is important to encourage cycling and walking.	Noted.
	Section 5 – Agree with the objectives, except 15 which should say 'minimise car growth' or similar by planning to reduce the need to travel and promoting the shift to more sustainable modes of travel, bus, train, walking, cycling.	Agree the objective should focus upon reduction in car usage and promotion of other modes of travel.
	Para 6.2 – alternative approaches, the need to reduce car journeys should also include the provision of a good, safe cycle and pedestrian network to local facilities (schools, shops, leisure centres) as well as the town centre.	The text in paragraph 6.2 is an example of the 'alternative approach' to looking at options. Options will be stated in the Issues and Options Paper.
	Section 7 – Agree with the proposed structure of the SA Report.	Noted.
	Appendix 1 – Agree with the targets and implications.	Noted.
	Appendix 2 – The values quoted for methods of travel to work are different to the values I have. A robust indicator is needed for the years between 2001 and the 2011 Census.	Data taken from 2001 census UV39. Figures are a % of the total population (106,897) and do not take account of the 36,384 recorded as not working. Data to be amended. A robust indicator for period between census dates is not known.
Appendix 3 – Objective 17 should be amended to 'minimise the need to travel and to change the mode of travel from cars to public transport, cycling and walking. This will minimise the conflict between objectives 17 and 7, 8 and 15.	Agree. Proposed objective 15 to be amended.	

Organisation	Comment	Response
	Appendix 4 – Objective 8 needs a robust indicator for the % of people travelling to work by walking/cycling. Objective 15 should say ‘minimise car growth’ and the indicator for mode of travel to work must be robust.	Proposed indicator is the best and most robust data available. Proposed objective 15 to be amended.
East Midlands Regional Assembly	It is advantageous to include SA objectives on energy efficiency/renewable energy as well as those aiming to reduce greenhouse gases, impacts of climate change, flood risk etc. The Draft Regional Plan has clearer aims in regards to the East Midlands Core Regional Objectives.	Proposed objectives 1, 2 and 5 all deal with these issues. The Draft Regional Plan was identified as a relevant plan in paragraph 3.5.
Highways Agency	Objective 1 should have an indicator relating to congestion as trying to ascertain the transport share of greenhouse gas emissions from mode of travel and distances to work do not cover this. Data sources should include ‘transport data held by highways authorities and public transport operators and government statistics’. Para 5.3 – objective 15 should be changed to read ‘minimise growth in the use of the private car’.	The greenhouse gas mainly responsible for the enhanced greenhouse effects is CO ₂ (60%). Add indicator relating to congestion. Agree objective 15 should be amended.
East of England Regional Assembly	No comments to make at this time.	Noted.
Stevington Parish Council	Chapter 4 – review of the Settlement Policy Areas – reference should be made to the Parish Council Chapter 4 – transport infrastructure is the responsibility of the County Council so should it appear on this report? Chapter 4 – There is a contradiction between protecting high quality agricultural land and also identifying land for mineral resources extraction e.g. Oakley Turn, Bromham.	The Parish Councils will be consulted on Settlement Policy Areas, their review and designation, throughout the production of the plan. The capacity and provision of transport infrastructure is a consideration for new development. There will be conflicting objectives when development is proposed. The purpose of the Sustainability Appraisal is to identify these, find the most sustainable solution and propose mitigation measures if needed.
Oakley Parish Council	Infrastructure availability – more attention should be paid to the matter of public utilities in terms of adequacy of supply and, in respect of water issues and pollution, the adequacy of sewage disposal and treatment facilities.	Infrastructure availability will be a key consideration when any development is proposed. Infrastructure providers and utility companies are consultees in the plan making process.
Cambridgeshire County Council	Chapter 3 – Plans and Programmes - Suggest also identify: <ul style="list-style-type: none"> Green Infrastructure Strategy Cambridgeshire Horizons 2003 	Green Infrastructure Strategy – Existing Green Corridor 1 – the Ouse Valley has the objectives of connectivity, accessibility and

Organisation	Comment	Response
	<ul style="list-style-type: none"> Great Ouse Catchment Flood Management Plan Environment Agency 2007 Regional Woodland Strategy EERA/Forestry Commission 2003 The provision of Affordable Housing in the East of England EERA 2003. 	<p>landscape/biodiversity enhancement. Add as a relevant plan.</p> <p>Great Ouse Catchment Flood Management Plan – This has been added to the list of plans and programmes.</p> <p>Regional Woodland Strategy – This has been added to the list of plans and programmes.</p> <p>The provision of Affordable Housing in the East of England – This was a basis for the Regional Housing Strategy and as such has been overtaken by that document.</p>
Natural England	<p>All relevant plans have been identified.</p> <p>Baseline: The presence of wider biodiversity features should be considered at this stage (County Wildlife sites and BAP habitats and species).</p> <p>Baseline: The provision of green infrastructure does not appear to be mentioned in this section, Although referred to in Appendix 2.</p> <p>SA objectives: provision of green infrastructure should be an objective.</p> <p>Appendix 2 – The % figure for SSSI should include the area of SSSI in unfavourable recovering condition in line with the requirement for meeting the PSA target. The figures should also include the date they were obtained as they are regularly updated.</p>	<p>Noted.</p> <p>The BAP habitats and species in the Borough were identified in the Scoping Report baseline data. County Wildlife Sites are known and should be added to the baseline data.</p> <p>Include mention of green infrastructure in Section 4 (Baseline - Sustainability Issues).</p> <p>Green infrastructure should be included as a detailed decision making criteria under Objective 3</p> <p>Update Appendix 2 to show the area in unfavourable recovering condition and also the date collected.</p>
National Grid Property Holdings Ltd	<p>Where different weighting is attached to social, economic or environmental issues, this should be made explicit in the report.</p> <p>The plan should recognise the inherently higher costs of redeveloping previously developed land for housing e.g. former gas sites.</p> <p>The economics of installation cost, cost saving, payback period and technical feasibility should be considered in relation to renewable energy.</p>	<p>Where policy options are evaluated, the weighting given to each will be in line with the government guidance in 'Sustainability Appraisal of RSS and LDF' (November 2005). Predicted effects are measured in terms of duration of effect, certainty, scale, permanence etc.</p> <p>The Sustainability Appraisal will look at the relative sustainability of options, economics is only one factor.</p> <p>The local policy in the DPD will deal with renewable energy in line with national, regional and core strategy policy.</p>

Organisation	Comment	Response
East of England Development Agency	<p>In our experience scoping reports only provide limited reference to socio-economic impacts of the proposed report. EEDA considers that they usually need to be expanded to identify the wider socio-economic issues, benefits and costs.</p> <p>Appropriate links should be made to the Regional Economic Strategy (RES) 2004.</p> <p>The following issues are likely to be significant and should be considered:</p> <ul style="list-style-type: none"> • Provision for business (particularly based in science and technology, research and innovation) including the supply of high quality business premises in sustainable locations • Improving the region's skills base and human capital (and especially to address skills gaps and shortages) • Tackling deprivation and social exclusion, equality and diversity (giving communities opportunities to participate fully in the regional economy) • Promoting sustainable development, urban renaissance and rural vitality, including the supply of high quality and affordable housing/residential environments, balanced with provision for employment • Managing growth and development sensitively and effectively • Complementing and enhancing the position of London as a world city • Protecting and enhancing the region's landscapes and environmental assets <p>The sub-regional policies contained in the RES for Bedford/Kempston area (see page 95) may be relevant.</p> <p>By addressing these key elements of the RES the SA will provide the context needed to appraise whether the strategy will help maintain the prosperity of the East of England enhancing its regional competitiveness and giving support to business growth.</p>	<p>The SA Scoping Report made many references to social and economic plans and baseline statistics. Benefits and costs of the plan options are not included in the Scoping Report as it does not appraise plan options.</p> <p>The RES is identified as a relevant regional plan on page 8 and in Appendix 1 page 53.</p> <p>The overarching ambitions of the RES are stated in the Scoping Report and were considered when the SA Framework was developed. The issues identified are useful for the authors of the DPD.</p> <p>The sub-regional policies are relevant to the DPD and will be considered by the authors of the DPD when formulating policy.</p> <p>The SA will appraise the options of the DPD against the SA Framework, which was formulated in consideration of the RES and other relevant plans and programmes.</p>
Bedfordshire Rural Communities Charity	<p>Paras 4.28 and 4.40 text missing</p> <p>5 week consultation in holiday period and the document was not downloadable for a period.</p>	<p>Amend relevant text.</p> <p>The consultation period was for the statutory period (taking account of public holidays) and was in line with the adopted LDS timetable. The</p>

Organisation	Comment	Response
		document was e-mailed to those who could not access it due to technical problems.
Bedford Gospel Hall Trust	<p>The report is weak on social plans and strategies, the following should be identified:</p> <ul style="list-style-type: none"> • Strong and Prosperous Communities, White Paper Oct 2006 • Confident Communities in a Secure Britain, Home Office Strategic Plan 2004-08 • Diversity and equality in Planning – A good practice guide, ODPM 2005 • Faith and Community: a good practice guide for local authorities, LGA 2002 • Community Cohesion – an action guide, LGA 2004 • Healthy Sustainable Communities – a spatial planning checklist, Cave and Molyneux, 2004 • A Sure Start to Later Life, Social Exclusion Unit, CLG • Building our Futures: Meeting the housing needs of an ageing population, ILCUK • The Social Determinants of Health: The Solid Facts, 2nd Edition, WHO <p>The report is silent on the needs of the ageing population. The DPD should ensure an adequate provision of social</p>	<p>Strong and Prosperous Communities – this document relates to the structure, role and performance of local government and does not provide social objectives that can be used for the Sustainability Appraisal.</p> <p>Confident Communities in a Secure Britain – The plan has been added to the relevant plans section.</p> <p>Good Practice Guides – These are not policy documents/strategies or programmes and as such are not included. However, they are used in the DPD process where relevant.</p> <p>Healthy Sustainable Communities: a spatial planning checklist – This document is a guide for health professionals/NHS to strengthen their involvement and enable them to engage in the planning process.</p> <p>A Sure Start to Later Life (Jan 2006) – The final report by the social exclusion unit into how the government will tackle exclusion in later life. There are no stated objectives that could be taken to inform the Sustainability Appraisal.</p> <p>Building our Futures (Feb 2006) – A report into the implications of the ageing population on decent housing for all over the next 25 years, including for older people. The document is a how to guide for planning for housing for older people and although relevant to the planning process, does not have any stated objectives that could be taken to inform the Sustainability Appraisal.</p> <p>The Social Determinants of Health (2003) – A report that focuses on how public policy can shape the social environment in ways conducive to better health. There are no stated objectives that could be taken to inform the Sustainability Appraisal.</p> <p>Paragraph 4.8 of the report identified there are expected to be large increases in both the post-retirement population and those over 75. SA</p>

Organisation	Comment	Response
	<p>and community meeting places and the type and quantum of specialised housing (sheltered homes and lifetime homes).</p> <p>Further study should be made of the age profile to verify the needs of the ageing population.</p> <p>East of England Faiths Council have analysed 2001 census data and this shows a relatively high % of non-Christian faith members, this has given rise to the need for new temples and similar churches.</p> <p>Crime and the fear of crime and wider community safety are not reflected in the SA objectives.</p> <p>SA objective 5 and 8 could usefully be combined.</p> <p>Suggest the SA objectives are grouped under the headings economic, social, community and environmental.</p> <p>Suggest further SA objectives:</p> <ul style="list-style-type: none"> • 1. (New) Sustain the vitality and viability of Bedford and surrounding villages, and their communities • 2. (to replace objective 8) To ensure that new development is aesthetically pleasing and safe (in terms of both traffic and crime), and easy and pleasant to access • 3. (amend objective 9 to read) Provide social infrastructure for all ages and accessible and inclusive services and facilities including open space • 4. (New) To encourage a strong social and civic fabric, including volunteering, informal networks, and a culture of consultation and user empowerment amongst decision makers • 5. (New) To promote a strong local identity and sense of place • 6. (Amend objective 5 to read) Promote sustainable and healthy lifestyles, use resources efficiently, 	<p>objectives 6 and 10 in the proposed SA Framework (Appendix 4) relate to the needs of the elderly and related detailed indicators are proposed. The type and quantum of specialised housing ??</p> <p>The type and quantum of specialised housing ??</p> <p>The DPD process will allow any faith groups with needs for new temples/churches to make the Council aware of this fact.</p> <p>Crime and the fear of crime are important social objectives and should be reflected in the SA Framework.</p> <p>The objectives relate to different matters, one relates to the natural environment, the other to encouraging healthy lifestyles.</p> <p>As all objectives are inter-related, and one objective can touch on a combination of social, economic, environmental or community issues there is no specific need to do this.</p> <p>SA objectives should relate to the identified sustainability issues and problems, taken from the baseline information collected, and updated as appropriate. They should also be measurable using indicators and targets.</p> <ul style="list-style-type: none"> • 1. Vitality and viability issues are reflected throughout the objectives in the SA Framework • 2. Aesthetically pleasing and easy and pleasant to access would depend upon personal judgement and thus is virtually impossible to quantify. Traffic is covered in the SA Framework (obj 15) and crime is to be added (see above). • 3. Open space is not specifically mentioned in the SA framework, should be added as a further detailed decision making criteria. There is no stated reason why 'inclusive' should be added to the objective. • 4. Objective 11 covers community

Organisation	Comment	Response
	<p>maximise recycling and re-use and provide facilities to enable this</p> <p>Appendix 4: SA Framework Objective 6</p> <ul style="list-style-type: none"> • The effect on wards other than those stated should be considered • Rural accessibility ranking should be a proxy for social exclusion • Needs of the elderly include access to services <p>Objective 8</p> <ul style="list-style-type: none"> • Headline indicator – suggest discussion with stakeholders • Suggest physical, mental and spiritual health as an indicator • Suggest access to parks and footpaths and % of children who walk to school as indicators <p>Objective 9</p> <ul style="list-style-type: none"> • Headline indicator – suggest discussion with stakeholders • Suggest read EIP evidence to SE Plan which suggests indicators <p>Objective 11</p> <ul style="list-style-type: none"> • Headline indicator too narrow • Ethnic minorities are not the only hard to reach groups • Ethnic minority groups are only likely to respond to issues affecting the immediate locality • Suggest indicator of levels of correspondence with ward members on a range of issues, not just planning <p>Agree with the structure of the SA Report.</p>	<p>involvement, consultation and user empowerment in decision making.</p> <ul style="list-style-type: none"> • 5. Add reference to local identity and sense of place in the SA Framework • 6. Healthy lifestyles are covered in objective 8. <p>Objective 6</p> <ul style="list-style-type: none"> • The SA Framework is targeting areas of known deprivation • Accessibility to services are covered in Objective 9. • Access to services is already an indicator against objective 9. <p>Objective 8</p> <ul style="list-style-type: none"> • The consultations on the SA of the DPD are a chance for stakeholders to be involved. • This indicator is not quantifiable and baseline data is not available. • Add access to parks as indicator, length of public footpaths and % of children who walk to school as indicators. <p>Objective 9</p> <ul style="list-style-type: none"> • The consultations on the SA of the DPD are a chance for stakeholders to be involved. • Noted. <p>Objective 11</p> <ul style="list-style-type: none"> • A suitable alternative indicator has not been suggested. • Agree, the Statement of Community Involvement (SCI) identifies hard to reach groups • This is true of many if not all groups/individuals • Level of correspondence from the community is the indicator already suggested. Correspondence from ward members would not indicate which community/social/ethnic groups are getting involved. <p>Noted.</p>
Environment Agency	<p><u>National Strategies</u></p> <p>The impacts on critical environmental factors such as water supply, waste-water treatment systems, waste disposal facilities, greenhouse gas emissions, biodiversity and flood risk must be identified and addressed.</p>	<p>The impact of the proposals on water will be assessed through consultation with the Environment Agency and water companies.</p>

Organisation	Comment	Response
	<p>Build upon PPS1, PPS10, PPS25 to establish policies for:</p> <ul style="list-style-type: none"> • Ensuring provision for adequate environmental infrastructure • Offsetting demand management or prevention measures such as SUDs or flood storage in RSS or LDFs <p>A Water Cycle Strategy can inform decisions regarding scale and timing of required infrastructure and provide a robust mechanism for determining the location and phasing of development and avoid repeated ad hoc infrastructure extensions.</p> <p><u>Regional Strategies: Water</u> The MKSM SRS (paras 53-55) require consideration of water issues (waste, drainage management, flood risk, water/river quality and supply).</p> <p>Proposed Changes to RSS14 (policies ENV9, WAT2 and WAT3) uphold the need for sufficient evidence base concerning the required water services infrastructure for development in Growth Areas.</p> <p>A strategic and co-ordinated approach to water management is required. A water cycle strategy should identify required infrastructure and minimum timescales.</p> <p><u>Local Strategies</u> Bedfordshire and Luton Green Infrastructure Guide (Feb 2001) should be listed.</p> <p>The Marston Vale Surface Water Plan (June 2002) and the Upper Ouse and Bedford Ouse Catchment Abstraction Management Strategy (March 2005) should be listed.</p> <p><u>Qn2: issues and problems</u> Para 4.3 – the DPD should include consideration of water services infrastructure and green infrastructure</p> <p>Para 4.20 – Water efficiency should be built into new developments, to achieve the efficiency target of 25% (Code for Sustainable Homes). Explore the issue with the water company.</p>	<p>The PPS's are identified in the Scoping Report. The Council will rely upon the Environment Agency and water companies for advice on environmental infrastructure needs and water management and flood storage.</p> <p>The Council is of the view that it is for the Environment Agency and infrastructure providers to fund Water Cycle Strategies. Renaissance Bedford (the local delivery vehicle for the Bedford Growth Area) is currently exploring the potential to carry out a WCS.</p> <p>Other water issues should be added to the decision making criteria related to objective 2.</p> <p>The Council rely upon the Environment Agency and water companies for the evidence base.</p> <p>See above.</p> <p>The Beds and Luton Green Infrastructure Plan (2007) has been added.</p> <p>The plans have been added as relevant plans.</p> <p>The DPD will include the consideration of water services infrastructure and green infrastructure. Both of these issues have been added to the SA Framework.</p> <p>The paragraph is in the baseline information on sustainability issues section and as such, possible solutions are not proposed in this section.</p>

Organisation	Comment	Response
	<p>It is assumed that all new homes will be constructed with water meters fitted and water saving measures such as low flush toilets, low flow showerheads and water butts.</p> <p>We support grey water recycling as it has the potential to reduce water consumption in the average household by up to 35%.</p> <p>Para 4.21 – Should be timely and appropriate investment in waste infrastructure. Reduce, re-use and recycle should be implemented and facilities (composting and waste handling) developed as part of essential infrastructure in new neighbourhoods.</p> <p>Para 4.22 – Public transport should be integrated and walking and cycling encouraged through design.</p> <p>Para 4.24 – The LPA should help deliver Water Framework Directive (WFD) objectives by:</p> <ul style="list-style-type: none"> • Identifying the water management issues that are relevant to spatial planning – planning policies should influence the design and location of new development to ensure it does not create adverse pressures on the water environment that could compromise our ability to meet WFD objectives • Think about the implications of proposed development beyond the LPA boundary • Ensuring that spatial plans complement RBMPs <p>Para 4.25 – The use of Integrated Urban Drainage should be considered (sewerage systems, wetland/green space for flood alleviation, SuDS).</p> <p>Para 4.26 (& 4.33) - Green infrastructure should be promoted, development should minimise impact on ecological features and enhance biodiversity assets.</p> <p>Para 4.29 – Community composting schemes and the necessary waste handling facilities should be developed as part of new neighbourhoods. Developers should produce and implement a site waste management</p>	<p>This is a Development Control issue but may also be appropriate for inclusion in a site-specific policy in this DPD.</p> <p>This is a Development Control issue but may also be appropriate for inclusion in a site-specific policy in this DPD.</p> <p>This is a Development Control issue but may also be appropriate for inclusion in a site-specific policy in this DPD.</p> <p>The SA Framework recognises this at objective 15.</p> <p>The Council is of the view that it is for the Environment Agency and infrastructure providers to fund Water Cycle Strategies. Renaissance Bedford (the local delivery vehicle for the Bedford Growth Area) is currently exploring the potential to carry out a WCS.</p> <p>The Council rely upon the Environment Agency and water companies for the evidence base to identify water management issues. The Council has identified the relevant water strategies that affect the region and local area.</p> <p>This is a Development Control issue but may also be appropriate for inclusion in a site-specific policy in this DPD.</p> <p>The Core Strategy and Rural Issues Plan provides a general policy on green infrastructure.</p> <p>This is a Development Control issue but may also be appropriate for inclusion in a site-specific policy in this DPD.</p>

Organisation	Comment	Response
	<p>plan.</p> <p>Para 4.31 – Sustainable water management policies and planning conditions and obligations can make a major contribution to WFD objectives.</p> <p><u>Qn 3: Studies</u> A WCS would provide important baseline information for the Council.</p> <p><u>Qn 4: SA objectives and indicators</u> Para 5.3 – suggested monitoring tools for objectives 2, 5, 10 and 12:</p> <ul style="list-style-type: none"> • Timely and appropriate investment in water services infrastructure/green infrastructure • Energy efficiency measures and local/small scale generation of low carbon heat and power • Reduce greenhouse gas emission in accordance with the government's 60% target by 2050 • Achieve a water efficiency target of 25% for planned development 	<p>Noted.</p> <p>The Council is of the view that it is for the Environment Agency and infrastructure providers to fund Water Cycle Strategies. Renaissance Bedford (the local delivery vehicle for the Bedford Growth Area) is currently exploring the potential to carry out a WCS.</p> <ul style="list-style-type: none"> • Add to objective 2 decision criteria and also against the natural features objective. • Energy efficiency measures are covered in objective 1. • CO2 emissions by LA area statistics are national indicator 186 and produced by DEFRA annually and can be added as an indicator. • Water efficiency should be added as a decision making criteria against objective 2.
Bedfordshire County Council	The Report appears comprehensive and sets out clearly the parameters for any subsequent sustainability appraisal.	Noted.
Bedfordshire and River Ivel Internal Drainage Board	<p>Section 3.3 water - add Floods Directive 2007/60/EC.</p> <p>Section 3.6 local – Section must include the Marston Vale Surface Waters Plan.</p> <p>Section 4.3 - Flood Risk Management and SUDS should be included in this section.</p> <p>Section 4.3 – SUDS should be appropriate to the scale of the development and strategic SUDS should be provided where possible. Developers should design for exceedence in flooding.</p> <p>Appendix 1 – Include the Marston Vale Surface Waters Plan.</p> <p>Appendix 3 – This does not include a source of issues/wording for flood risk. This should be a stand alone item as flooding is not just caused by climate change.</p>	<p>Include in section 3.3</p> <p>Add to section 3.6.</p> <p>Flood risk and the methods of alleviating the risk (such as SUDS) will be considered (see para 4.4).</p> <p>Appendix 4 of the Scoping Report includes reference to the risk of flooding as part of the decision making criteria. SUDS could be a method of doing this.</p> <p>Add to Appendix 1.</p> <p>The table is based upon the objectives in the Sustainable Futures document. Amend the SA objective 2 to focus on flooding (including that caused by climate change).</p>

Organisation	Comment	Response
English Heritage	<p><u>Question 1</u> Additional documents suggested:</p> <ul style="list-style-type: none"> • Regeneration and the Historic Environment (EH) • Retail Development in historic Areas (EH) • Suburbs and the Historic Environment (EH) • Regional Environment Strategy 2003 • Sub-Regional Green Infrastructure Guide (2005) • Bedford Borough Landscape Character Assessment (2007) • Bedfordshire Historic Landscape Characterisation (BCC) • Bedfordshire and Luton Extensive Urban Survey (2006) • Conservation Area Character Appraisals and Management Plans (where they exist) <p>Page 26 should refer to PPS1 para 5 'protecting and enhancing the natural and historic environment'.</p> <p><u>Question 2</u> The SA should refer to the wider historic environment (paras 4.27 & 4.34) not just designated features, i.e. a wider definition to include locally valued and important sites/areas/buildings and archaeological, landscape and townscape.</p> <p>Baseline data should identify the Registered Parks and Gardens.</p> <p>Page 80 built heritage features – indicator should include conservation areas, historic parks and gardens, listed buildings and SAM at risk and compare to regional/national average. Comment box should be expanded.</p>	<p>The three EH documents are guidance rather than plans and strategies and thus do not have identifiable objectives. They will be useful however if suburban/retail/regeneration proposals are considered. The Regional Environment Strategy and sub-regional green infrastructure guide are mentioned on pages 8 and 45/46.</p> <p>The Bedford Borough Landscape Character Assessment (2007) is a technical and factual assessment rather than a strategy and thus should not be added to the list of relevant plans/programmes.</p> <p>Bedfordshire Historic Landscape Characterisation – this is a technical document relating to archaeology rather than a strategy and thus should not be added to the list of relevant plans/programmes.</p> <p>Bedfordshire and Luton Extensive Urban Survey (2006) – This document is a technical survey of Bedford and Harrold rather than a strategy and thus should not be added to the list of relevant plans/programmes.</p> <p>Conservation Area Character Appraisals and Management Plans – There are 2 appraisals and management plans for Bedford town centre and Bletsoe. These are relevant local plans.</p> <p>Amend PPS1 page 26 accordingly.</p> <p>Expand para 4.27 and 4.34.</p> <p>Add baseline information.</p> <p>Add baseline information.</p>

Organisation	Comment	Response
	<p><u>Question 3</u> No additional heritage environment studies required. Would encourage character appraisals and management plans for conservation areas, particularly those which might be affected by the Allocations DPD.</p> <p><u>Question 4</u> Objectives 3 & 4 should be separated into built and natural features objectives.</p> <p>Appendix 4 – objective 3 headline indicator too narrow. Decision making criteria should be expanded to include all historic features. Suggest indicator to assess number of permissions granted that would adversely affect historic features.</p> <p>Appendix 4 – objective 4 headline indicator should assess whether new development meets CABE 'Building for Life' standards.</p>	<p>The programme of appraisals (and associated management plans) is currently under discussion.</p> <p>Agree – amend accordingly.</p> <p>Suggest headline indicator of permissions granted against EH or Conservation Officer advice. Expand the decision making criteria as suggested.</p> <p>Agree the standard is referred to in PPS3, amend accordingly.</p>

Appendix 2: Update to the Sustainability Appraisal

A2.1 The following are updates to the information presented in the Scoping Report that was published in December 2007. The information includes changes made in light of the representations received to the Scoping Report consultation (see Appendix 1) and also shows any relevant information that has been published since December 2007.

Relevant Plans and Programmes

Add as a relevant national plan/programme: Floods Directive 2007/60/EC

Key objectives relevant to the Allocations and Designations DPD and Sustainability Appraisal	Key targets and indicators relevant to the Allocations and Designations DPD and Sustainability Appraisal	Implications for the Allocations and Designations DPD	Implications for Sustainability Appraisal
GENERAL			
PPS1 Planning and Climate Change – Supplement to PPS1 (Dec 2007) – National Level			
<p>Key Planning Objectives:</p> <ul style="list-style-type: none"> • make a full contribution to delivering the Government's Climate Change Programme and energy policies, and in doing so contribute to global sustainability; • in providing for the homes, jobs, services and infrastructure needed by communities, and in renewing and shaping the places where they live and work, secure the highest viable resource and energy efficiency and reduction in emissions; • deliver patterns of urban growth and sustainable rural developments that help secure the fullest possible use of sustainable transport for moving freight, public transport, cycling and walking; and, which overall, reduce the need to travel, especially by car; • secure new development and shape places that minimise vulnerability, and provide resilience, to climate change; and in ways that are consistent with social cohesion and inclusion; • conserve and enhance biodiversity, recognising that the distribution of habitats and species will be affected by climate 	<p>There are no targets or indicators mentioned in the PPS Supplement, but it refers to the new performance indicators on climate change which are:</p> <ul style="list-style-type: none"> • NI 185 CO2 reduction from Local Authority operations PSA 27 • NI 186 Per capita reduction in CO2 emissions in the LA area PSA 27 • NI 187 Tackling fuel poverty – % of people receiving income based benefits living in homes with a low energy efficiency rating Defra DSO • NI 188 Planning to Adapt to climate change PSA 27 	<ul style="list-style-type: none"> • Aim to make communities more sustainable • Encourage energy efficiency • Consider community involvement and partnership working 	<ul style="list-style-type: none"> • Take account of these objectives as part of the SA process

Key objectives relevant to the Allocations and Designations DPD and Sustainability Appraisal	Key targets and indicators relevant to the Allocations and Designations DPD and Sustainability Appraisal	Implications for the Allocations and Designations DPD	Implications for Sustainability Appraisal
<p>change;</p> <ul style="list-style-type: none"> reflect the development needs and interests of communities and enable them to contribute effectively to tackling climate change; and respond to the concerns of business and encourage competitiveness and technological innovation in mitigating and adapting to climate change. 	<ul style="list-style-type: none"> NI 189 Flood and coastal erosion risk management Defra DSO (Indicators published Feb 2008) 		
Core Strategy and Rural Issues Plan (adopted 16 April 2008) – Local Level			
<p>Objectives:</p> <ol style="list-style-type: none"> Deliver the planned growth in Bedford, Kempston and the northern Marston Vale (Local Plan 2002 commitments – see Figure 2) to achieve a step change in the Borough’s role in the region. Ensure future development is based upon sustainable development principles. Provide guidance on where any future growth should occur (in the period up to 2021). Provide quality housing to meet current and future needs of all sectors of the community. Foster significant employment growth. Direct retail development to the most appropriate locations. Foster the regeneration of Bedford town centre to enable it to fulfil a greater role within the region. Support the delivery of coordinated transport improvements with the emphasis on non-car modes, improving east-west communications and achieving greater transport interchange. Encourage key rural communities to become more sustainable places to live and work. Achieve high quality design that takes account of character, local distinctiveness and sustainable design principles, enables access and promotes community safety. Protect and enhance the countryside, biodiversity and geodiversity, and the quality and connectivity of green infrastructure in the borough with particular emphasis on enhancing the Marston 	<p>Targets and indicators are set out in Appendix F Table 2.</p> <ul style="list-style-type: none"> Housing development of 16,270 in the Growth Area between 2001-2021 Minimum of 16,000 jobs to be provided in the borough by 2021 Increase of 1300 net dwellings in the Rural Policy Area 2001-2021 Up to 75 has of employment land to be provided in the borough by 2021. Capacity of 6,000 sq.m. net convenience goods floorspace by 2011 and 30,000 sq.m. net comparison goods floorspace by 2011 increasing to 47,000 sq.m. by 2016. (The Town Centre Area Action Plan allocates 31,200 sq.m. of retail floorspace, the delivery of which will be 	<p>The plan will need to be in line with the objectives and policies of the Core Strategy and Rural Issues Plan (CSRIP).</p> <p>General policies of the CSRIP can be built upon in terms of detail in the Allocations and Designations Plan.</p>	<p>Take account of the objectives, targets and indicators when developing the SA Framework.</p> <p>Build upon the evidence base collected in the production of the DPD and the SA.</p>

Key objectives relevant to the Allocations and Designations DPD and Sustainability Appraisal	Key targets and indicators relevant to the Allocations and Designations DPD and Sustainability Appraisal	Implications for the Allocations and Designations DPD	Implications for Sustainability Appraisal
<p>Vale.</p> <p>12. Minimise the use of energy and encourage greater use of energy from renewable sources.</p> <p>13. Provide a mechanism for the delivery of infrastructure (including health, education, transport, community, leisure and recreation facilities) in tandem with new development.</p> <p>14. Protect and enhance the Borough's built, cultural and community assets and the character of settlements and foster the development of the Borough as a destination for heritage and cultural tourism.</p> <p>15. Protect the environment by minimising the risk of flooding and the effects of climate change and facilitating improvements in air quality.</p> <p>16. Involve the community in the decisions about the planning of the Borough so they can influence and shape such decisions.</p>	<p>monitored by that plan).</p> <ul style="list-style-type: none"> • C7: Zero planning permissions granted contrary to Environment Agency advice. 		
WATER			
Draft Great Ouse Catchment Flood Management Plan Environment Agency (February 2007) – National Level			
<p>Specific measures for the Bedford area are proposed.</p> <p>The draft objectives for the Great Ouse catchment as a whole are:</p> <ul style="list-style-type: none"> • Minimise flood damage to people and property. • Manage flood risk to achieve development and regeneration objectives at Regional and Local Government level without increasing flooding elsewhere. • Ensure that prospective mineral abstraction possibilities are retained. • Optimise joint use of the floodplain and river corridor for flood risk management, nature conservation and recreation functions. • Protect and enhance where possible the nature conservation value within the catchment. • Maintain water quality standards and improve where feasible. • Preservation of heritage to protect and enhance cultural heritage and landscape character. 	<p>There are no targets or indicators in the draft document.</p>	<p>Specific policy recommendations for the Bedford area are proposed (pages 13-14).</p>	<p>Take account of the objectives when developing the SA Framework.</p>

Key objectives relevant to the Allocations and Designations DPD and Sustainability Appraisal	Key targets and indicators relevant to the Allocations and Designations DPD and Sustainability Appraisal	Implications for the Allocations and Designations DPD	Implications for Sustainability Appraisal
The Surface Waters Plan – Plan for strategic management of surface waters and their local environment in the Forest of Marston Vale (June 2002) – Local Level			
Purpose of the Plan includes (paragraph 1.7): <ul style="list-style-type: none"> • Publicise and promote the policies of the Surface Waters Group • Identify positive solutions for dealing with the potentially adverse impact of development pressure on the watercourses and other open water bodies in the Marston Vale • Encourage schemes that result in a range of benefits, having regard to the variety of functions of the surface waters including discharge of surface water run off, flood risk management, and environmental and recreational asset • Support adopted and emerging local plan policies dealing with flooding and surface water drainage and to assist with the consideration of development proposals • Provide guidance to landowners and developers on approaches to surface water management that the members of the Surface Waters Group would be likely to support 	There are no targets or indicators stated in the document.	The Plan sets out potential sites for Strategic Water Facilities in Appendix G.	The stated purpose of the plan should be considered developing the SA Framework.
Upper Ouse and Bedford Ouse Catchment Area Management Strategy (March 2005) – Local Level			
Vision – to ensure that water resources are managed sustainably for the future, with due regard for environmental, abstractors and other water users needs.	There are no relevant key targets or indicators.	The strategy sets out how much water is available in the catchment and the Environment Agency's abstraction licensing strategy for managing water resources until 2009. At the end of this period the strategy will be reviewed following a reassessment of water resource availability.	
CULTURAL HERITAGE AND LANDSCAPE			

Key objectives relevant to the Allocations and Designations DPD and Sustainability Appraisal	Key targets and indicators relevant to the Allocations and Designations DPD and Sustainability Appraisal	Implications for the Allocations and Designations DPD	Implications for Sustainability Appraisal
Regional Woodland Strategy EERA/Forestry Commission (Nov 2003) – Regional Level			
<p>Objectives of the strategy:</p> <ul style="list-style-type: none"> enhanced awareness raising and education management of the existing trees and woodlands of the region focussed on the benefits they provide, and continued tree planting and woodland expansion <p>Three spatial planning objectives:</p> <ul style="list-style-type: none"> SP1 Promote sustainable developments set within well designed green space of which trees and woodland play a functional part. SP2 Improve protection of existing woodland and trees. SP3 Create greener road corridors integrated into the wider landscape. 	There are no targets or indicators in the document.	The objectives of the strategy should be reflected in the DPD.	Take account of the objectives when developing the SA Framework.
Beds and Luton Green Infrastructure Plan (February 2007) – Local Level			
<p>The objectives and detailed requirements that the Green Infrastructure Consortium set out for the Plan can be summarised as the following:</p> <ul style="list-style-type: none"> to define strategic green infrastructure, assess existing provision and identify deficiencies in strategic provision; to bring together and map available data and information on existing strategic landscape, historic environment, biodiversity, accessible greenspace and access route assets; to integrate opportunities for strategic enhancement of landscape, historic environment, biodiversity, accessible greenspace and access route resources, identified in consultation with stakeholders through workshops; using the analysis, to develop an integrated strategic green infrastructure network that links in with similar strategic networks in adjacent counties at the sub-regional scale. 	Recommendation for implementation are included in section 3.8 (pages 117-118).	The objectives of the plan and the recommendations for implantation should be taken into account in the production of the DPD.	Take account of the objectives when developing the SA Framework.
Green Infrastructure Strategy, Cambridgeshire Horizons (2003)– Regional Level			
The section of the plan of relevance to Bedford Borough is Existing Green Corridor 1 – the Ouse Valley. It has the objectives of	None specific to Bedford Borough.	The plan should be aware of the wider priorities in	Take account of the objective when

Key objectives relevant to the Allocations and Designations DPD and Sustainability Appraisal	Key targets and indicators relevant to the Allocations and Designations DPD and Sustainability Appraisal	Implications for the Allocations and Designations DPD	Implications for Sustainability Appraisal
connectivity, accessibility and landscape/biodiversity enhancement.		the region.	developing the SA Framework.
Conservation Area Character Statement and Management Plan – Bletsoe and Bedford Town Centre (2008) – Local Level			
Bletsoe - maintenance arrangements and long term objectives for the area (requiring funding in many cases) Bedford (Draft) – para 3.2.1 identifies problems and opportunities in the conservation area and section 4 provides details of the management proposals.	There are no targets as such but the management plan provides guidance on what measures should be undertaken.	The plan should take account of the long term objectives for Bletsoe and the management proposals for Bedford.	Take account of the objectives when developing the SA Framework.
SOCIAL INCLUSIVENESS			
Confident Communities in a Secure Britain, Home Office Strategic Plan 2004-08 (July 2004) – National Level			
Objectives: <ul style="list-style-type: none"> • People are and feel more secure in their homes and daily lives. • More offenders are caught, punished and stop offending and victims are better supported. • Fewer people’s lives are ruined by drugs and alcohol. • Migration is managed to benefit the UK, while preventing abuse of immigration laws and of the asylum system. • Citizens, communities and the voluntary sector are more fully engaged in tackling social problems, and there is more equality of opportunity and respect for people of all races and religions. 	Targets for 2008 are stated. PSA targets that relate to the objectives are stated on page 126.	The plan should take account of the objectives of the Home Office Plan.	Take account of the objectives when developing the SA Framework.
NEIGHBOURING AUTHORITIES RSS			
East Midlands RSS Draft (March 2007) – Regional Level			
Core Objectives: a) To reduce social exclusion through: <ul style="list-style-type: none"> • the regeneration of disadvantaged areas, • the reduction of inequalities in the location and distribution of employment, housing, health and other community facilities and services, and by; • responding positively to the diverse needs of different 	Appendix 1 contains indicators and targets.	Be aware of the objectives of the neighbouring region when developing the plan.	Be aware of the neighbouring objectives of the region when undertaking the SA.

Key objectives relevant to the Allocations and Designations DPD and Sustainability Appraisal	Key targets and indicators relevant to the Allocations and Designations DPD and Sustainability Appraisal	Implications for the Allocations and Designations DPD	Implications for Sustainability Appraisal
<p>communities.</p> <p>b) To protect and enhance the environmental quality of urban and rural settlements to make them safe and attractive places to live, work and invest in, through the:</p> <ul style="list-style-type: none"> • promotion of ‘green infrastructure’; • enhancement of the ‘urban fringe’; and • promotion of high quality design which reflects local distinctiveness. <p>c) To improve the health of the Region’s residents through improvements in:</p> <ul style="list-style-type: none"> • air quality; • ‘affordable warmth’; • the availability of good quality housing; and • access to health, leisure and recreation facilities & services. <p>d) To improve economic prosperity, employment opportunities and regional competitiveness through:</p> <ul style="list-style-type: none"> • the improvement of access to labour and markets; and • ensuring that sufficient good quality land and premises are available to support economic activity in sectors targeted for growth by the Regional Economic Strategy. <p>e) To improve accessibility to jobs, homes and services through the:</p> <ul style="list-style-type: none"> • promotion and integration of opportunities for walking and cycling; • promotion of the use of high quality public transport; and • encouragement of patterns of new development that reduce the need to travel. <p>f) To protect and enhance the environment through the:</p> <ul style="list-style-type: none"> • protection, enhancement, sensitive use and management of the Region’s natural and historic assets; • avoidance of significant harm and securing adequate mitigation or compensation for any unavoidable damage; and • recognition of the limits to the capacity of the environment to accept further development without irreversible damage. 			

Key objectives relevant to the Allocations and Designations DPD and Sustainability Appraisal	Key targets and indicators relevant to the Allocations and Designations DPD and Sustainability Appraisal	Implications for the Allocations and Designations DPD	Implications for Sustainability Appraisal
<p>g) To achieve a ‘step change’ increase in the level of the Region’s biodiversity through:</p> <ul style="list-style-type: none"> • the management and extension of habitats to secure net gains in biodiversity; and • ensuring that no net loss of priority habitats or species is allowed to occur. <p>h) To reduce the causes of climate change by minimising emissions of CO2 through:</p> <ul style="list-style-type: none"> • maximising ‘resource efficiency’ and the level of renewable energy generation; • making best use of existing infrastructure; promoting sustainable design and construction; and • encouraging patterns of new development that reduce the need to travel. <p>i) To reduce the impacts of climate change, in particular the risk of damage to life and property from flooding and sea level change and the decline in water quality and resources, through the location, design and construction of new development.</p> <p>j) To minimise adverse environmental impacts of new development and promote optimum social and economic benefits through the promotion of sustainable design and construction techniques</p>			
South East Plan Draft (March 2006) – Regional Level			
<p>These objectives are:</p> <ul style="list-style-type: none"> i The need for a clear vision, supported by challenging targets, that reflects quality of life considerations aligned with and tested against the objectives set in the Integrated Regional Framework ii The need to plan positively for a reasonable level of economic growth, with consequent labour supply, and appropriate management of physical and social infrastructure implications iii The need for further measures to reduce economic and social disparities in the region iv The need to plan positively for a reasonable level of housing 	Table G1 contains the draft indicators and targets.	Be aware of the objectives of the neighbouring region when developing the plan.	Be aware of the neighbouring objectives of the region when undertaking the SA.

Key objectives relevant to the Allocations and Designations DPD and Sustainability Appraisal	Key targets and indicators relevant to the Allocations and Designations DPD and Sustainability Appraisal	Implications for the Allocations and Designations DPD	Implications for Sustainability Appraisal
<p>development</p> <ul style="list-style-type: none"> v The need for a substantial increase in the supply of appropriate affordable housing, and for a package of measures to deliver that goal vi The need for timely infrastructure provision that keeps pace with development and greater reassurance on that issue through a dialogue with Government on how to plan for that development vii The need to develop clear investment priorities and improve key transport links viii The need to improve access via transport and other means, especially for disadvantaged groups ix The need to promote new initiatives to tackle skills deficits x The need for radical thinking about health provision and access xi The need to place increased emphasis on natural resource management and efficiency xii The need to incorporate measures for climate change mitigation and adaptation in the Plan xiii The need to protect and improve the best of the region's natural environment both for its own sake and to underpin the social and economic development of the region xiv The need to promote a sustainable balance between economic prosperity, environmental quality, social well-being and a high quality of life in the South East xv At a sub-regional level, the need for a high priority to regenerate the coastal towns xvi The need to decide whether any strategic development areas should be proposed xvii The need to develop a strategy that creatively balances support for the regeneration and growth areas in the east with a positive response to the economic and housing pressures in the west of the region xviii The need to develop the Plan in a manner which recognises uncertainty and incorporates appropriate phasing 			

Key objectives relevant to the Allocations and Designations DPD and Sustainability Appraisal	Key targets and indicators relevant to the Allocations and Designations DPD and Sustainability Appraisal	Implications for the Allocations and Designations DPD	Implications for Sustainability Appraisal
and flexibility xix The need to prepare and advocate much improved delivery and management arrangements to secure implementation of the Plan xx The need to set the Plan in a clear inter-regional and European context xxi The need to ensure high quality development			
London Plan consolidated (Feb 2008) – Regional Level			
1: To accommodate London's growth within its boundaries without encroaching on open spaces 2: To make London a healthier and better city for people to live in 3: To make London a more prosperous city with strong, and diverse long term economic growth 4: To promote social inclusion and tackle deprivation and discrimination 5: To improve London's accessibility 6: To make London an exemplary world city in mitigating and adapting to climate change and a more attractive, well-designed and green city	Table 6B.1 provides targets and indicators.	Be aware of the objectives of the neighbouring region when developing the plan.	Be aware of the neighbouring objectives of the region when undertaking the SA.
ECONOMIC DEVELOPMENT			
Draft PPS4 Planning for Sustainable Economic Development (Dec 2007) – National Level			
Draft Objectives: <ul style="list-style-type: none"> • A good range of sites identified for economic development and mixed-use development; • A good supply of land and buildings which offers a range of opportunities for creating new jobs in large and small businesses as well as start-up firms and which is responsive to changing needs and demands; • High quality development and inclusive design for all forms of economic development; • Avoiding adverse impacts on the environment, but where these are unavoidable, providing mitigation; and • Shaping travel demand by promoting sustainable travel choices 	Annex A of the draft document provides a list of potential data and sources on the subjects of economy, economic performance, the population and workforce, the labour market, land and property markets, survey data and distinctive economic and property challenges. There are no targets in the draft document.	Plan should identify sites to provide a range of opportunities. Promote sustainable travel choices.	Take account of the draft objectives when developing the SA Framework.

Key objectives relevant to the Allocations and Designations DPD and Sustainability Appraisal	Key targets and indicators relevant to the Allocations and Designations DPD and Sustainability Appraisal	Implications for the Allocations and Designations DPD	Implications for Sustainability Appraisal
wherever possible.			
HOUSING			
Bedfordshire Sub-Regional Housing Strategy 2005-10 (2005) – Sub-Regional Level			
<ol style="list-style-type: none"> 1. Affordability – maximise the output of affordable housing with prime focus on creating and enhancing sustainable communities 2. Homelessness – reverse the increasing trend of homelessness with the prime focus towards creating and sustaining balanced communities 3. Intermediate tenures – enhance and sustain an intermediate mixed tenure supply of accommodation relevant to the sub-regional housing market 4. Diversity and community cohesion – raise awareness of services and housing options among the diverse Bedfordshire communities and respond to the housing and quality of life needs, of those communities 5. Private sector renewal – target investment to tackle high levels of unfitness and disrepair. Ensure investment is protected and develop solutions for vulnerable people, to promote tenure choice. 6. Liveability - Engage with existing and new communities to identify neighbourhood ‘success factors’, and quality of life measures establish models of good practice and secure funding to realise parity in liveability and quality of life for all our residents across the sub region. 	Projected shortfall of 225 affordable homes per annum in Bedford Borough.	The plan should take account of the objectives and findings of the strategy.	Take account of the draft objectives when developing the SA Framework.
Bedford Borough Homelessness Strategy 2007-10 (Feb 2007) – Local Level			
<ol style="list-style-type: none"> 1. Prevent homelessness 2. Work effectively with all agencies to deliver solutions to housing problems 3. Maximise available accommodation and support in all sectors 4. Improve information about homelessness and housing options 5. Reduce rough sleeping 	Various best value indicators. Targets: Reduce use of Temporary Accommodation by 50% nationally by 2010 Maintain no families in Bed	The plan should take account of the objectives and findings of the strategy.	Take account of the draft objectives when developing the SA Framework.

Key objectives relevant to the Allocations and Designations DPD and Sustainability Appraisal	Key targets and indicators relevant to the Allocations and Designations DPD and Sustainability Appraisal	Implications for the Allocations and Designations DPD	Implications for Sustainability Appraisal
6. Improve services to homeless people	& Breakfast Reduction in use of temporary accommodation Reduce rough sleeping Provide up to 10 additional pitches for Gypsy & Traveller Households Reduction in statutory homeless applications		
AIR			
Final Air Quality Action Plan (November 2007) – Local Level			
The plan has no stated objectives. The plan includes measures to <ul style="list-style-type: none"> reduce the impact of pollution emitted from vehicles on the roads and reduce pollution from the brickworks. Bedford Borough Council is also addressing emissions from non-road sources such as industrial activities and domestic heating for the areas declared for nitrogen dioxide. 	Key actions for the 4 AQMAs are set out on pages 29-34. AQMA1 – south-west of Bedford (Stewartby brickworks area) (SO2) AQMA2 – Prebend St, Bedford (NO2) AQMA3 – High Street, Bedford (NO2) AQMA4 – Bedford Road, Bedford (NO2)	Plan should be aware of the impact of proposals on the AQMAs and the action plan.	Take account of the aims of the plan when developing the SA Framework.

Baseline Information

A2.2 The following information shown in the table below, are additions to the baseline information that was recorded in the Scoping Report in December 2007.

Indicator	Local data	Comparator data	Trend	Expected trend if no plan	Comment (Issue/Constraint)	Data source
ENVIRONMENTAL INDICATORS						
Designated County Wildlife Sites	Page 38 of AMR 2006/07 lists 130 sites (3 are also SSSI and 3 are also LNR)	None			How to protect these local sites that are not statutorily protected.	AMR 2006/07 Data from BCC
Sites of Special Scientific Interest (SSSI)	SSSI 166.73 hectares Favourable condition 118.50 Unfavourable recovering 21.52 Unfavourable no change 21.20 Unfavourable declining 5.51		Since 2004/05 there has been a decrease of 3.14% in favourable condition	Continued decline of condition	How to protect SSSI and increase number in favourable condition.	Natural England September 2007
Registered parks and gardens	Bedford Park and Cemetery, Hinwick Hall and Hinwick House				Take account of the designated areas when considering allocation/designations.	Local Plan 2002
Conservation areas	27 (Bedford, Bletsoe, Biddenham, Cardington, Carlton, Upper Dean, Elstow, Felmersham, Great Barford			Conservation Areas are designated and policies that relate to them are in the Local Plan saved policies.	Take account of the designated areas when considering allocation/designations.	BBC April 08

Indicator	Local data	Comparator data	Trend	Expected trend if no plan	Comment (Issue/Constraint)	Data source
	(x2), Harrold, Odell, Pavenham, Swineshead, Podington, Riseley, Roxton, Sharnbrook, Stevington, Stewartby, Thurleigh, Turvey, Wooton, Great Barford House, Fardish, Kempston)					
Scheduled Ancient Monuments	69 SAMs in the Borough			Policies BE23-25 of the Local Plan 2002 protect SAMs.	Take account of these sites when considering allocations/designations.	BBC April 08
Listed buildings at risk	1 listed building on the at risk register (Cardington Air Shed 1 grade II*)	5 listed buildings at risk in Bedfordshire (2 Mid Beds, 2 South Beds, 1 Beds Borough)			Can the plan help the building at risk in any way.	English Heritage April 08

Sustainability Appraisal Framework (Revised)

Note: Revisions and additions to the SA Framework that was published in the Scoping Report are shown in bold.

Headline Objective	Headline Indicator	Detailed decision making criteria	Detailed Indicator
1. Reduce greenhouse gas emissions	Emissions of greenhouse gases in the Local Authority area	Will it reduce energy consumption?	Energy consumption (domestic, industry and commercial and road transport)
		Will it increase the amount of energy from renewable sources?	Renewable energy capacity installed by type Proportion of energy from renewable sources
		Will it contribute to achieving the aims of the AQMA Action Plans?	Sulphur Dioxide and Nitrogen Dioxide levels in the AQMAs
2. Reduce the risk of flooding including adapting to the impacts of climate change	Number of planning permissions granted contrary to Environment Agency advice	Will it reduce the risk of flooding?	Number of dwellings in the flood risk zones
		Has water efficiency been maximised?	Water savings through efficiency measures
		Will it deliver timely investment in water infrastructure?	Water infrastructure provision
		Will it be harmful to water and river quality?	Water and river quality
3. Protect and enhance the built historic features and cultural heritage of the Borough	Permissions granted contrary to English Heritage or conservation Officer advice	Will it protect or enhance a listed building or its setting?	(not identified)
		Will it protect or enhance a Scheduled Ancient Monument?	(not identified)
		Will it protect or enhance a building or SAM at risk?	Buildings/SAM on the at risk register
		Will it protect or	(not identified)

Headline Objective	Headline Indicator	Detailed decision making criteria	Detailed Indicator
		enhance archaeological features?	
4. Create, conserve, protect and enhance the Borough's natural features, distinctive local environments, habitats and species	(not identified)	Will it help to halt the decline in condition of any SSSI?	SSSI in favourable condition
		Will it protect/enhance priority habitats?	(not identified)
		Will it protect/enhance priority species?	(not identified)
		Will it contribute to the objectives of the Marston Vale Community Forest?	New woodland in the community forest
		Will it protect/enhance the landscape and/or green spaces?	(not identified)
		Will it deliver timely investment in green infrastructure?	Green infrastructure created through the planning process
		Will it protect or enhance a Registered park or garden?	(not identified)
5. Promote sustainable lifestyles, use resources efficiently, maximise recycling and re-use	(not identified)	Will it maximise the use of previously developed land?	% of development on PDL
		Will it increase the % of household waste recycling?	% of household waste recycled
		Will it increase the % of municipal waste recycling?	% of municipal waste recycled
		Will it minimise water use?	Level of water use
		Will it minimise energy use?	Level of energy use
6. Reduce levels of deprivation and exclusion,	Indices of deprivation by local authority	Will it reduce deprivation in the wards of	Deprivation levels by ward

Headline Objective	Headline Indicator	Detailed decision making criteria	Detailed Indicator
particularly the elderly and those from disadvantaged backgrounds		Kingsbrook, Cauldwell and Queens Park?	
		Does it take account of the needs of the elderly?	(not identified)
7. Provide a range of quality homes for all, especially affordable housing	Housing provision to meet the requirement set at regional level	Will it meet the needs of the Gypsy, Traveller and Travelling Showpeople community?	Pitches for Gypsies, Travellers and Travelling Showpeople
		Will it increase the provision of housing?	Housing units completed per year
		Will it meet affordable housing needs?	Affordable housing provision
		Will it provide a range of homes to meet needs?	Range of homes provided
		Will the development be of high quality?	(not identified)
8. Achieve healthy lifestyles and provide facilities to enable this	(not identified)	Will it provide sufficient recreation and leisure facilities?	Range of recreation and leisure facilities
		Will it encourage walking and cycling?	% of people travel to work by walking and cycling
		Will it increase access to parks?	Accessibility of parks
		Will it increase the length of public footpaths?	Length of public footpaths
9. Provide social infrastructure for all ages and accessible services and facilities	(not identified)	Will it increase access to services and facilities?	Services within 30 minutes public transport time (GP, hospital, schools, employment area, retail

Headline Objective	Headline Indicator	Detailed decision making criteria	Detailed Indicator
			centre)
		Will it provide needed services and facilities?	(not identified)
10. Meet the needs of a changing population	(not identified)	Will it meet the needs of the ageing population?	(not identified)
		Will it meet the needs of the borough's mixed ethnic population?	(not identified)
		Will it meet the needs of smaller households?	(not identified)
11. Promote community involvement by all groups in society in place shaping	Number of representations received on policy documents	Will it promote community involvement from ethnic minority groups?	Number of representations on policy documents received from ethnic minority groups
12. Deliver low carbon buildings, whatever their use	(not identified)	Will it provide a low carbon building?	(not identified)
13. Support the borough's economy and specifically encourage the high value knowledge based industries	(not identified)	Will it provide more employment opportunities?	Number of jobs in the borough
		Will it encourage the high value knowledge based industries?	Number of jobs within the high value knowledge based industries
14. Improve the skills of the labour force	Qualification levels	Will it improve the employment prospects of males aged 20-24?	(not identified)
		Will it improve skills and qualifications?	Skills and qualification levels
15. Minimise growth in car usage, reduce the need to travel and promote the shift to more sustainable	Mode of travel to work	Will it support infrastructure needs?	Level of infrastructure provision
		Will it encourage the use of modes of transport other than the private car?	Bus usage Mode of travel to work
		Will it improve	(not identified)

Headline Objective	Headline Indicator	Detailed decision making criteria	Detailed Indicator
modes of transport		accessibility?	
		Will it negatively impact upon air quality?	Air quality in transport corridors
		Will it reduce traffic congestion?	Traffic congestion levels
16. Strong local identify and sense of place	Number of developments that meet CABE Building for Life standards	Will it enhance the townscape?	(not identified)
		Will it provide a strong local identity and sense of place?	(not identified)
17. Minimise crime and the fear of crime	Criminal offences per 1000 population	Will it minimise crime?	Criminal offences
		Will it minimise the fear of crime?	Fear of crime levels

Compatibility matrix between revised SA objectives:

(o = compatible, x = conflicting, s = similar, consider combining the two objectives)

	1																	
1		2																
2	o		3															
3	o	o		4														
4	o	o	o		5													
5	o	o	o	o		6												
6	o	o	o	o	o		7											
7	X	o	o	o	o	o		8										
8	o	o	o	o	o	o	o		9									
9	o	o	o	o	o	o	o	o		10								
10	o	X	o	o	o	o	o	o	o		11							
11	o	o	o	o	o	o	o	o	o	o		12						
12	o	o	o	o	o	o	o	o	o	o	o		13					
13	o	o	o	o	o	o	o	o	o	o	o	o		14				
14	o	o	o	o	o	o	o	o	o	o	o	o	o		15			
15	o	o	o	o	o	o	o	o	o	X	o	o	o	o		16		
16	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o		17	
17	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o		

The diagram above identifies some conflicts between objectives and some similarities and overlap in their content. This is highlighted in the table below, with proposed solutions.

Objectives	Issue	Proposed solution
1 & 7 X	Building new homes will	Recognise the conflict, SA

Objectives	Issue	Proposed solution
	increase greenhouse gas emissions	process should minimise new emissions
2 & 10 X	The needs of the population may be for new buildings/roads etc which may lead to increased greenhouse gas emissions	Recognise the conflict, SA process should minimise new emissions
10 & 15 X	The needs of the population (especially in rural areas) may lead to travel by car	Recognise the conflict, SA process should minimise need to travel where possible