

Appendix 5 – Sustainability Appraisal Matrices of the Spatial Growth Options

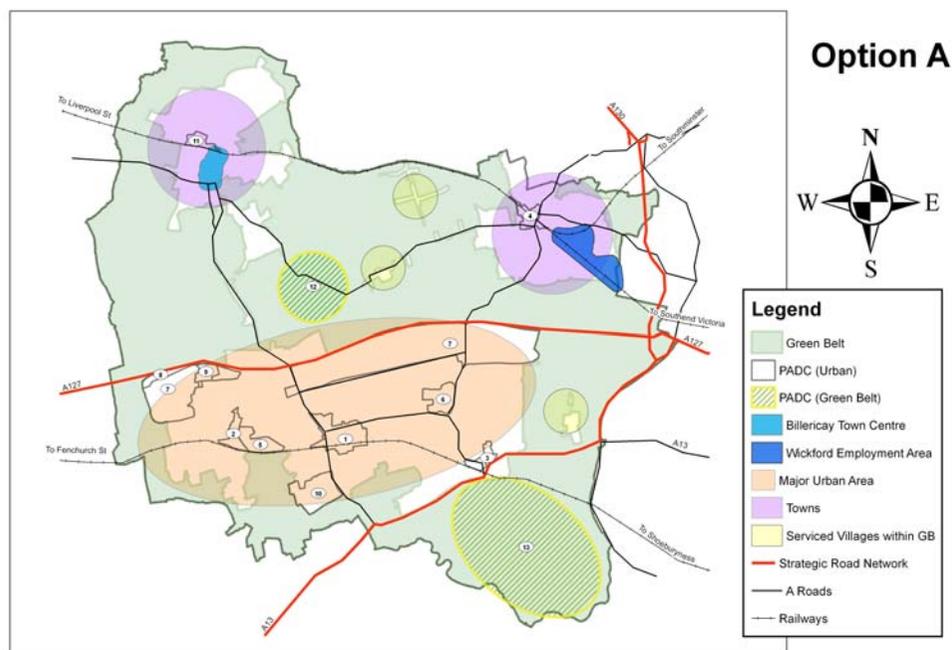
Sustainability Appraisal matrices of the Spatial Growth Options

Option A

Maximising Urban Potential and Protecting the Green Belt

Option A aims to maximise the urban potential of what is already in place, by regenerating our urban areas, utilising existing services and infrastructure. This option values the green belt above other considerations and makes it the priority for the future.

Key Diagram



Summary of Option A

Option A's spatial strategy makes the most of what the Borough already has environmentally, economically and socially by limiting development to within the urban areas only, offering long term protection to the Green Belt, whilst concentrating on the conservation and design of the built environment to improve people's quality of life.

The Green Belt will become a focus for environmental enhancement, habitat restoration, land management, flood defence and recreation.

The majority of growth would come forward from Primary Areas for Development and Change (PADC). This will include at least 6,500 additional dwellings, providing homes for approximately 9,000 people, which although less than the Borough's natural increase, means that the Green Belt can continue to be afforded the highest protection with no land releases for development.

Future economic development would be focused on diversifying the types of industry and employers based in the Borough and infilling vacant or underused sites in existing employment areas and town centres. In addition, at least 5ha of new employment land will be released from the urban area.

Town centres will be the focus for regeneration and development, creating vital, active hubs through diversification and renewal.

Housing densities outside town centres in Option A will remain similar to existing neighbourhoods, offering scope for a range of property types to be built across the Borough.

Using existing infrastructure, will place greater pressure on current services, but reduce the requirement for expensive initial expenditure by the local authority, service providers or developers, which can be a barrier to growth.

Sustainability Appraisal matrices of the Spatial Growth Options

OPTION A – Maximising Urban Potential and Protecting the Green Belt.

Results

SA Obj	Results
1	✓
2	✓
3	✓ -
4	✓
5	-
6	-
7	-
8	✓ -
9	✓
10	✓ -

SA Obj	Results
11	✓
12	✓
13	-
14	✓ -
15	□
16	-
17	-
18	-
19	✓ -

Objective Compatibility Key	
Potentially Incompatible	-
Compatible	✓
No Links	□

Sustainability Appraisal matrices of the Spatial Growth Options

Option A Maximising Urban Potential and Protecting the Green Belt.		
SA Obj.	Key Prompt Questions	Comment
1. Conserving and enhancing the diverse natural landscape, countryside, green spaces, cultural heritage and local distinctiveness of Basildon Borough	<p>Will it contribute towards achieving qualitative improvement to the landscape and character of the urban and rural area?</p> <p>Will it protect and/or enhance sites, features, buildings and/or areas of historical, archaeological, landscape and cultural importance?</p>	<p>Compatible</p> <p>The priority of this Option is to maximise the urban area by utilising existing services and infrastructure and offering a long term protection of the Green Belt and natural environment.</p> <p>By doing so, this should help conserve the natural landscape and local distinctiveness of the Borough.</p> <p>It is expected that layout and design of streets and buildings that integrate with the urban fabric will be promoted and that proposals that promote local distinctiveness, through design and integration with the existing area, including any heritage and cultural features will be supported.</p>
2. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it	<p>Will it conserve or enhance SSSIs?</p> <p>Will it maintain or enhance Priority Habitats and/or Species?</p> <p>Will it conserve and enhance any other natural/semi-natural habitats, not?</p> <p>Will it conserve or enhance Local Wildlife Sites?</p> <p>Will it let to the creation of new areas of habitat?</p> <p>Will it maintain and enhance woodland cover and /or management?</p> <p>Will it affect river quality?</p>	<p>Compatible</p> <p>The Option aims to contain development in areas that are urban and those that have already been developed. Its purpose is also to protect the Green Belt and the natural environment.</p> <p>Whilst the environmental constraints and sensitivity of the urban locations (PADC) have been considered, this Option does not identify any habitats or biodiversity above the existing designations that could be protected or enhanced, nor does it establish protection and enhancement measures beyond the Green Belt, with no clear evidence to suggest this is the most appropriate approach.</p>

Sustainability Appraisal matrices of the Spatial Growth Options

Option A Maximising Urban Potential and Protecting the Green Belt.		
SA Obj.	Key Prompt Questions	Comment
3. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration	<p>Will it improve business development and enhance the competitiveness of the Borough?</p> <p>Will it improve the resilience of the Borough's business and the wider economy?</p> <p>Will it generate new jobs for the Borough?</p> <p>Will it create or contribute to the creation of high-skilled jobs in the Borough?</p> <p>Will it encourage inward investment?</p> <p>Will it improve economic performance in both advantaged and disadvantaged areas?</p> <p>Will it reduce unemployment?</p> <p>Will it help to improve average earnings?</p> <p>Will it encourage the diversification of the workforce?</p> <p>Will it contribute towards the improvement of local people's skills?</p> <p>Will it help ensure more people can enjoy a better standard of living?</p>	<p>Compatible and Potentially Incompatible</p> <p>Containing employment within existing employment locations, infilling those areas, and regenerate Town Centres could encourage diversification of the employment offer and increase jobs opportunities within the Borough, therefore stimulating an economic prosperity.</p> <p>The evidence used for the Option suggests that the Borough will not require significant additional land for employment purposes as a restructuring of the economic profile of the Borough, will require more office development replacing manufacturing and R&D. The Option therefore provides sufficient land to meet identified growth over the plan period.</p> <p>However, the Option does not account for the possible short-term growth of distribution prior to a gradual restructure of activity towards office work, nor does it demonstrate that the location of existing employment areas are appropriate for new employment uses. This would require an up to date employment capacity study to evidence the choices of the Option. Furthermore, it does not allow for alternatives to the forecasting or aspirations of the authority to attract investment, which may require locations or areas of land that are unavailable in a constrained policy context.</p>
4. Ensure the Borough's town centres are promoted as sustainable locations for living, retail, leisure and related commercial	<p>Will it encourage uses in town centres to diversify?</p> <p>Will it make land in town centres available for housing, retail, leisure and related commercial development?</p>	<p>Compatible</p> <p>This Option supports Town Centre regeneration to</p>

Sustainability Appraisal matrices of the Spatial Growth Options

Option A Maximising Urban Potential and Protecting the Green Belt.		
SA Obj.	Key Prompt Questions	Comment
development	<p>Will it help encourage community spirit and civic pride?</p> <p>Will it ensure that through sequential testing, the most appropriate location can be considered for development?</p>	<p>improve access and choice for retailing and services available in the main town centres. It promotes town centres as sustainable locations for dwellings, employment and leisure in the Borough.</p>
5. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough	<p>Will it help reduce poverty and social exclusion?</p> <p>Will it improve the qualifications, skills and therefore employability of young people?</p> <p>Will it improve the quality and diversity of learning and training opportunities?</p> <p>Will it provide job opportunities for those most in need of employment?</p> <p>Will it help to ensure that more people can enjoy a good standard of living?</p> <p>Will it help to improve average earnings?</p>	<p>Potentially Incompatible</p> <p>This Option does not have an obvious direct link / impact on the educational attainment; however it aims to maintain economic resilience and draw employers and businesses into the area. It also encourages links between employment sectors and community infrastructure, including education facilities. This should enable residents' skills to better fit with the demands of local employers.</p> <p>The regeneration of the urban areas may have a positive impact on the reduction of social exclusion, by providing services and facilities to communities. On the other hand, this option would encourage overcrowding, which creates social exclusion and reduces quality of life. The most deprived areas of the Borough will probably be most affected by lack of housing (overcrowding) which will not facilitate conditions to study and harm educational attainment for young people and will have an adverse impact on well-being and inclusion.</p> <p>Moreover there is no guarantee that additional educational facilities will be provided for nor that there is enough space in urban area to accommodate them.</p> <p>Furthermore the low level of land released for economic</p>

Sustainability Appraisal matrices of the Spatial Growth Options

Option A Maximising Urban Potential and Protecting the Green Belt.		
SA Obj.	Key Prompt Questions	Comment
		development could lead to increasing travel away from the Borough for work opportunities, which disadvantages lower-income people (young and low paid) more than other groups.
6. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those most in need locally	<p>Will it contribute to the reduction of the number of unfit homes?</p> <p>Will it contribute towards increasing the opportunities for people forced to live in temporary accommodation?</p> <p>Will it increase the provision of more affordable housing for all social groups including key workers?</p> <p>Will it increase the net availability of new homes in the Borough?</p> <p>Will it reduce the number of households living in fuel poverty?</p> <p>Will it help to ensure that more people can enjoy a better standard of living?</p>	<p>Potentially Incompatible</p> <p>This Option does not take into account forecast population growth and is likely to force people to live in overcrowded conditions or move away from the Borough to find appropriate accommodation.</p> <p>The constraint on land for housing coupled with retaining current urban densities can provide around sixty percent of the homes predicted to be required for new households forming in the Borough over the plan period, based on the lowest population scenarios. This level of dwelling development will reduce opportunities for people to live in a decent home (i.e. one that meets their expectations in terms of location, size, tenure and price) and reduce affordability by constraining the property market in the Borough below forecast demand.</p> <p>Affordable housing policies provide sufficient homes to meet the current identified housing need and are promoted at 35% in accordance with recommendations in the Borough's SHMA. However, this does not account for growth over the plan period and is therefore likely to result in a lower supply of affordable homes than required.</p> <p>The Option does not ensure that more people will be able to enjoy a better standard of living due to the</p>

Sustainability Appraisal matrices of the Spatial Growth Options

Option A Maximising Urban Potential and Protecting the Green Belt.		
SA Obj.	Key Prompt Questions	Comment
		restricted dwelling development levels to within existing urban areas.
7. Improve the health and well-being of the Borough's residents and reduce inequalities in health related to development and the environment	<p>Will it reduce health inequalities?</p> <p>Will it contribute to the reduction of death rates?</p> <p>Will it improve access to high quality health facilities?</p> <p>Will it encourage healthier lifestyles?</p> <p>Will it increase access to recreation facilities and open space?</p> <p>Will it improve air, water or environmental quality?</p>	<p>Potentially Incompatible</p> <p>The Option does not make particular improvements to health and well-being. The retention of green belt areas will not necessarily improve health for the majority of residents as these are not necessarily accessible. Equally, reducing the opportunity to create better urban environments (by expanding into undeveloped locations) is not shown in the Option to be beneficial to the health and well being of residents. The retention of all Open Spaces will not necessarily improve health and well being (see PPG17 2010 for an assessment of Quality/Benefit of open space in the Borough and the Standards adopted).</p> <p>Under this Option there may be limited access to infrastructure investment (this includes health facilities), with a reliance on existing infrastructure to meet additional demands. The level of development is potentially insufficient for new facilities to be funded through developer contributions. The reliance on existing providers to meet gradual growth in demand does not take a proactive stance to improve health through the development process, particularly in areas of known need.</p> <p>The Option is partly based on its objective to help local people maintain healthier lifestyles by providing an attractive, enjoyable, safe, accessible environment with access to leisure and sports facilities. An emphasis on</p>

Sustainability Appraisal matrices of the Spatial Growth Options

Option A Maximising Urban Potential and Protecting the Green Belt.		
SA Obj.	Key Prompt Questions	Comment
		<p>good urban design and integration with existing natural features and street patterns provide a clear ethos towards increasing activity in the public realm through safer, better-integrated estates.</p> <p>However, there are no clear mechanisms to enable an improvement to existing areas by providing new infrastructure as a result of the Option.</p>
8. Create and sustain vibrant communities that are safe and feel safe to those who live or visit them and where crime is reduced	<p>Will it help encourage community spirit and civic pride?</p> <p>Will it help the development of community level activities and organisations?</p> <p>Will it contribute to increasing participation in community activities?</p> <p>Will it help to improve the satisfaction people have with their neighbourhoods as places to live?</p> <p>Will it help to ensure that more people can enjoy a better standard of living?</p> <p>Will it help to reduce crime rates?</p> <p>Will it help to address people's fear of crime?</p> <p>Will it improve the safety of the built or natural environment?</p> <p>Will it improve road safety to road users?</p> <p>Will it improve the safety of roads to other users?</p> <p>Will it help to reduce inequality within the Borough (e.g. between different groups or urban and rural areas) and wider afield (e.g. between the East of England region and more disadvantaged parts of the country or world)?</p> <p>Will it contribute to a high quality, well designed, living environment?</p>	<p>Compatible and Potentially Incompatible</p> <p>This Option supports the concentration of developments within the urban area, and this should be an opportunity to regenerate and renew areas.</p> <p>Whilst there is little comment in the Option regarding community activity or what would improve 'satisfaction with neighbourhoods' in the Borough.; the Option addresses concerns with improving specific locations through the PADC areas (specifically Town Centres and Estates areas), which require clear considerations for how these locations could function better and encourage high quality design, including consideration of crime and safety.</p> <p>This should improve the perceptions of the Borough, and have a positive effect in developing a sense of place, residents' pride and satisfaction to live in the Borough, whilst encourage them to protect their neighbourhood in order to feel safe.</p> <p>Urban areas are also sustainable locations that provide access to services and facilities and are well serviced</p>

Sustainability Appraisal matrices of the Spatial Growth Options

Option A Maximising Urban Potential and Protecting the Green Belt.		
SA Obj.	Key Prompt Questions	Comment
		<p>by public transport.</p> <p>However, infrastructure such as community buildings, sports facilities, education and health facilities are generally removed for discussions with stakeholders and providers at later times. There is acknowledgement that low growth may limit the ability to support improvements to existing infrastructure (or provide new infrastructure) through planning obligations under this Option and therefore the extent to which this Option will 'create and sustain vibrant communities' is not explicitly clear.</p> <p>The Option is unable to describe whether the limitations on locations and densities will be beneficial to the living environment or not. There is no impression that the locations for new development or the type of development proposed is based on anything other than the availability of sites and the existing character of a location, rather than evidence about what future occupiers may desire.</p> <p>On balance, there is little certainty as to whether this fundamentally protectionist approach is compatible with 'sustaining vibrant communities', although the attempts to address safety and the perception of crime through good design, and an inevitable focus on maximising existing facilities, has merits.</p>
9. Regenerate and renew disadvantaged areas where people live or work in the Borough	<p>Will it improve the quality of life for people living in the Borough?</p> <p>Will it improve the quality of the local housing stock?</p> <p>Will it improve the local environment?</p>	<p>Compatible</p> <p>The Option addresses a number of locations that require investment, under the PADCs. These include</p>

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Option A Maximising Urban Potential and Protecting the Green Belt.		
SA Obj.	Key Prompt Questions	Comment
	<p>Will it improve jobs prospects for local people?</p> <p>Will it contribute to a high quality, well-designed, living environment?</p> <p>Will it contribute towards any regeneration initiatives, or benefit any deprived areas?</p>	<p>economic locations of Borough-wide benefit, Town Centres that require improvement and long standing housing area renewal. These commitments are designed to improve the lives of people living in the Borough, improve the local environments, improve access to jobs and job prospects, improve housing stock and may provide initiatives for training / education. These are fully compatible with the SA Objective.</p> <p>However, the Option does not discuss how these areas have been determined and therefore may not be focusing on the most disadvantaged locations. IMD2010 indicates a number of locations that are not included specifically in the Option. These locations would be subject to other principles regarding the quality of the built environment, but are not clearly indicated for any public investment and may entrench existing disadvantages (for example, a focus on existing Centres for retailing and services does not allow the possibility of retail-led regeneration in locations that may currently have limited access to convenience goods). It is therefore not clear that the Option is responding to evidence of disadvantage throughout the Borough.</p>
10. Ensure all development is delivered in the most sustainable and suitable locations and to high standards of design and construction	<p>Will it impact upon areas of recognised environmental quality?</p> <p>Will it ensure the provision of key services and facilities?</p> <p>Will it contribute towards the achievement of high-quality, sustainable design- including aesthetics, energy efficiency, location, quality of construction, designing out crime, quality of place, etc?</p>	<p>Compatible and Potentially Incompatible</p> <p>The Option promotes development in areas that are suitable, based entirely on the RLA and urban SHLAA assessments. These two sources provide robust assessments of strategic suitability for development on sites that are promoted by owners or have outstanding</p>

Sustainability Appraisal matrices of the Spatial Growth Options

Option A Maximising Urban Potential and Protecting the Green Belt.		
SA Obj.	Key Prompt Questions	Comment
	<p>Will it increase the risks from flooding?</p> <p>Will it help to reduce inequalities within the Borough, (e.g. between groups, urban/rural areas) and wider afield (e.g. between the East of England, region and disadvantaged parts of the world)?</p> <p>Will it ensure that through sequential testing, the most appropriate urban locations can be considered for development?</p> <p>Will it affect any protected sites, features, buildings and/or areas of historical, archaeological, landscape and cultural importance?</p>	<p>planning consent. Sites listed in the RLA and SHLAA, are mostly located within the urban area, which is a sustainable location that provides good access to services and facilities and is well serviced by public transport.</p> <p>However, a limitation on these sources in determining the most suitable and sustainable locations for development is the apparent removal of all sites located within the Green Belt without consideration for their sustainability. This has reduced the opportunity to identify the <i>most</i> suitable and sustainable locations. It is therefore unclear whether the two main sources of evidence for determining suitable, sustainable, locations have been fully able to inform the choices.</p> <p>The capacity of key services and facilities is not thoroughly explored in the Option, beyond the SHLAA assessments and RLA permissions. The cumulative impact of development is not evidently explored, relying on a partnership approach with providers to determine needs with the authority.</p> <p>Whilst this Option recognises environmental quality and promotes regeneration, it does not provide for nor promote high standards of design and construction.</p> <p>Without consideration of the services available within a catchment area, cumulative impact, capacity, it is also difficult to confirm whether the Option presents the most suitable and sustainable locations.</p>
11. Improve accessibility to and enhance	Will it improve the accessibility for all to key local services?	Compatible

Sustainability Appraisal matrices of the Spatial Growth Options

Option A Maximising Urban Potential and Protecting the Green Belt.		
SA Obj.	Key Prompt Questions	Comment
local services and facilities	<p>Will it improve accessibility for all to shopping facilities?</p> <p>Will it encourage journeys to be taken by more walking, cycling and/or using of public transport?</p>	<p>The Option maximises the function of existing Centres, which are the most accessible locations in the Borough (the Borough's Town Centres have the greatest range of travel choices to reach them and are relatively central to urban areas). By concentrating in these locations, greater consumer choice can be encouraged, together with benefits for co-location of services and a more effective public transport network.</p> <p>Of note, it is not clear that any assessment of potentially under-served locations has informed the development Option.</p>
12. Improve efficiency of land use, through the re-use of previously developed land and existing buildings, including the re-use of materials from previous buildings	<p>Will it reduce the amount of derelict, degraded and underused land in the Borough?</p> <p>Will it encourage development on Previously Developed Land?</p> <p>Will it encourage the repair and re-use of buildings?</p> <p>Will it minimise the loss or damage to soils from development?</p> <p>Will it lead to more appropriate or efficient uses of land?</p>	<p>Compatible</p> <p>The environmental protectionist stance of the Option encourages the use of previously-developed land and repair of existing buildings as the only acceptable forms of development in the Borough. Provided demand remains strong, this position should improve the efficient use of land and buildings.</p>
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring	<p>Will it take account and mitigate against the potential impacts by changing climatic factors e.g. flooding, higher temperatures, more storms?</p> <p>Will it reduce the risks of damage to property and health from flooding and storm events?</p> <p>Will it lead to development in lower flood risk areas?</p>	<p>Potentially Incompatible</p> <p>Concentrating development in urban areas could increase pressure on areas that had been identified as sensitive to surface water flooding.</p> <p>It is also known that the primary cause of frequent flooding in the Borough is from pluvial sources predominantly in urban centres.</p>

Sustainability Appraisal matrices of the Spatial Growth Options

Option A Maximising Urban Potential and Protecting the Green Belt.		
SA Obj.	Key Prompt Questions	Comment
		<p>Sustainable design solutions should be included in this option to ensure the mitigation of the potential impacts of a changing climate and prevent the detriment to public health.</p> <p>There is no clear consideration for flooding in the Option.</p> <p>It is expected that development would be concentrated in areas of lower flood risk, after a PPS25 Sequential test, using Level 1 SFRA report has been carried out to prevent development on flood zone 2 and 3 without mitigation.</p> <p>Substantial conditions to protect people and property from the risks of flooding, including SUDS, impact assessments, consultation with environmental bodies and mitigation measures should also be implemented.</p>
<p>14. Reduce local emissions of greenhouse gases, adopt building designs that can adapt to the changing climate and ensure the Borough is prepared for the changes forecast as being a consequence of a changing climate</p>	<p>Will it reduce traffic volumes?</p> <p>Will it increase the proportion of journeys using alternative transport modes to private vehicles?</p> <p>Will it improve the accessibility to key local services?</p> <p>Will it reduce energy use through increased energy efficiency, by increasing the amount of energy generated by renewables?</p> <p>Will it minimise the use of non-renewable resources, such as fossil fuels, land, minerals and waste?</p> <p>Has it taken account of potential affects brought about by climate change (e.g. flooding, higher temperatures, more storms)?</p>	<p>Compatible and Potentially Incompatible</p> <p>There are a substantial number of factors that influence this SA Objective, including travel behaviour, building standards, energy use and economic activity. There is insufficient information to make a firm judgement of the impact this Option will have on reducing green house emissions, although a number factors can be considered:</p> <p>By concentrating development in urban areas, this option could help reduce reliance on car travel to reach nearby destination. Design that integrates new development with existing street patterns, links destinations efficiently and provides a safe environment, can encourage walking and cycling, and</p>

Sustainability Appraisal matrices of the Spatial Growth Options

Option A Maximising Urban Potential and Protecting the Green Belt.		
SA Obj.	Key Prompt Questions	Comment
		<p>is well established in the Option.</p> <p>It is likely that regenerated town centres with improved retail facilities would focus public transport to these central locations and attract a greater proportion of journeys to the Borough. National assessments predict growth in traffic as the population rises and this could be reduced by focusing retail and services in existing centres, where there is a choice of transport. In Basildon, each town centre is served by a railway station, bus connections and is accessible by foot and cycle.</p> <p>Sustainable design solutions should be included in this option to ensure the Borough is prepared for the changes forecast as being a consequence of a changing climate.</p>
15. Reduce air, land, water and noise pollution and improve their respective quality through direct action or mitigation measures	<p>Will it reduce emissions of greenhouse gases and other air-borne pollutants?</p> <p>Will it improve air quality?</p> <p>Will it reduce noise levels, including those from roads and transport?</p> <p>Will it maintain and enhance soil quality?</p>	<p>No Link</p> <p>Sustainable design solutions should be included in this option to ensure that solutions to reduce air, land, water and noise pollution and improve their quality have been considered.</p>
16. Improve water efficiency and achieve sustainable water resource management	<p>Will it improve river quality?</p> <p>Will it contribute towards the reduction of water consumption?</p> <p>Will it encourage water efficiency, including recycling and re-use?</p>	<p>Potentially Incompatible</p> <p>Growth in the Borough will evidently put additional strain on water consumption.</p> <p>It is also known that water supply is currently insufficient to meet the demand and with no action the deficit will worsen as a result of increased demand and</p>

Sustainability Appraisal matrices of the Spatial Growth Options

Option A Maximising Urban Potential and Protecting the Green Belt.		
SA Obj.	Key Prompt Questions	Comment
		<p>climate change.</p> <p>Without the incorporation of water efficiency measures into development schemes, this option could have a detrimental effect on the sustainability appraisal objective.</p>
17. Improve energy efficiency of buildings and increase the use of renewable energy sources for local energy needs, to reduce the reliance on fossil fuels	<p>Will it reduce energy consumption?</p> <p>Will it ensure buildings are designed so that they use and waste less energy?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will it reduce the burden on natural resources during construction and operation of developments?</p>	<p>Potentially Incompatible</p> <p>The Option does not comment on the need for the design of buildings to minimise resource and energy use. It does not make reference to the generation of renewable energy for residential and commercial buildings to limit the environmental impact of development and activity in the Borough.</p> <p>Sustainable design solutions should be included in this option to ensure that solutions to improve energy efficiency of buildings and increase the use of renewable energy sources have been considered.</p>
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	<p>Will it contribute towards the reduction in the consumption of materials and resources?</p> <p>Will it contribute towards the reduction of household & commercial waste?</p> <p>Will it contribute towards the reduction of household, construction and demolition waste going to landfill?</p> <p>Will it contribute towards the increase of waste recovery and recycling?</p> <p>Will it encourage the re-use or recycling of products and packaging?</p> <p>Will it make use of, or increase the demand for, recycled materials?</p>	<p>Potentially Incompatible</p> <p>This Option does not make comment on the need to minimise waste generation and maximise recycling.</p> <p>Sustainable design solutions should be included in this option to ensure that solutions to reduce waste generation and increase recycling have been included.</p>

Sustainability Appraisal matrices of the Spatial Growth Options

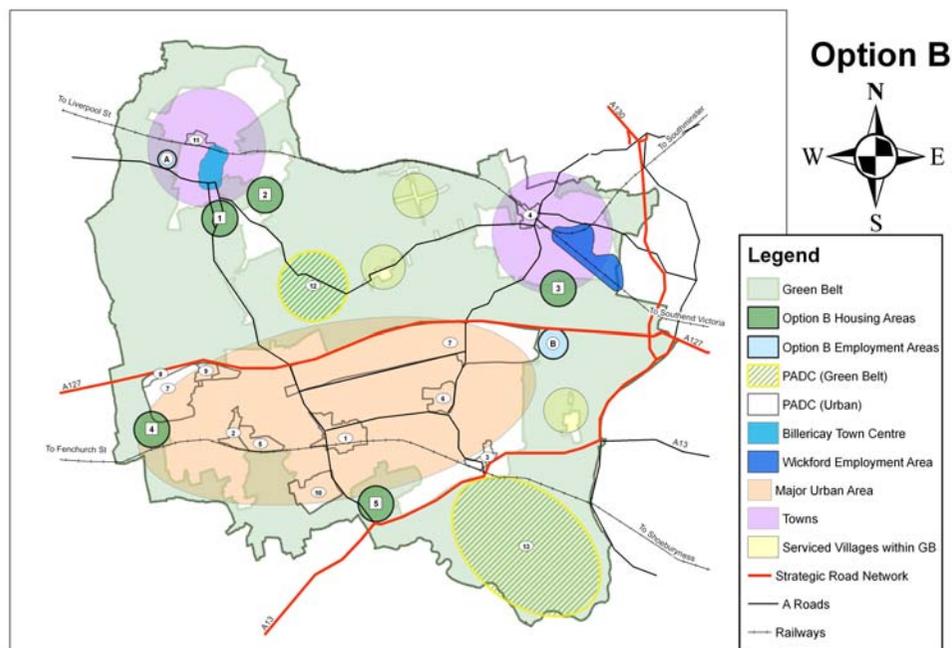
Option A Maximising Urban Potential and Protecting the Green Belt.		
SA Obj.	Key Prompt Questions	Comment
	Will it reduce the generation of hazardous waste?	
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations	<p>Will it contribute towards the reduction of traffic volumes?</p> <p>Will it contribute towards the reduction of traffic congestion?</p> <p>Will it increase the proportion of journeys using alternative transport modes to private vehicles?</p> <p>Will it encourage more journeys to be made by walking, cycling or travelling by bus or train?</p> <p>Will it contribute towards the improvement of air quality?</p> <p>Will it contribute towards the reduction of distances people need to travel to access work and other lifestyle pursuits?</p> <p>Will it reduce the need to travel?</p>	<p>Compatible and potentially incompatible</p> <p>There is no substantive discussion concerning traffic volumes or congestion in the Option, or whether any potential congestion has influenced the choices made for the Option.</p> <p>Traffic is expected to grow over the plan period (National Forecasts) and is predicted to increase congestion in a number of locations in the Borough. It is not clear whether the locations, scale or infrastructure needs have been considered when determining the distribution and level of growth.</p> <p>However, the connection between housing in urban areas and a commitment to strengthening town centres for retailing and services, may encourage a greater use and range of public transport, walking and cycling, provided there is accessibility between them. The Option describes the importance of high quality environments that integrate well to encourage walking and cycling.</p> <p>However, unless there is a choice of transport options and journeys are undertaken by more sustainable methods, traffic congestion and its related pollution levels might not be reduced.</p>

Sustainability Appraisal matrices of the Spatial Growth Options

Option B Accommodating a Growing Population and Strengthening Economic Resilience

Option B aims to provide a choice of housing whilst maximising the use of existing services and infrastructure. It aims to strengthen the economic resilience of the Borough through strategic land allocations in economically beneficial locations, whilst creating a robust, long-term Green Belt boundary.

Key Diagram



Summary of Option B

Option B presents a strategy to improve the economic resilience of the Borough and meet a population rise of nearly 14,000 people, while maintaining existing urban densities and maximising the use of existing infrastructure.

Existing development opportunities in the urban area will be met as in Option A, combined with several strategic extensions. The Borough will plan to provide 10,100 additional dwellings and up to 14ha of additional economic land to 2031. Town centres are the focus for regeneration and development, creating vital, active hubs through diversification and renewal.

At least 6,700 dwellings will be provided within the current urban area, with 3,300 homes delivered in new urban extensions and at least 100 within Plotlands. Poor quality open spaces will be used to meet housing growth in the urban area, rationalising the public estate and focusing park investment on creating higher-quality spaces. Removal of some Green Belt for housing and economic development will be required to meet this target.

Housing densities in Option B will remain similar to existing neighbourhoods, offering sufficient scope for a range of property types to be built across the Borough. Where necessary, new areas will include additional services to provide for day-to-day needs, reducing the need to travel and improving quality of life.

Maximising the use of existing infrastructure will place greater pressure on current services, but reduce the requirement for expensive initial expenditure by the local authority, service providers or developers, which can be a barrier to growth.

Sustainability Appraisal matrices of the Spatial Growth Options

OPTION B – Accommodating a Growing Population and Strengthening Economic Resilience.

Results

SA Obj	Results
1	✓
2	✓ -
3	✓
4	✓
5	✓ -
6	✓
7	✓
8	✓
9	✓ -
10	✓ -

SA Obj	Results
11	✓
12	✓
13	✓
14	✓ -
15	✓
16	-
17	✓
18	✓
19	✓ -

Objective Compatibility Key	
Potentially Incompatible	-
Compatible	✓
No Links	□

Sustainability Appraisal matrices of the Spatial Growth Options

OPTION B Accommodating a Growing Population and Strengthening Economic Resilience.		
SA Obj.	Key Prompt Questions	Comment
<p>1. Conserving and enhancing the diverse natural landscape, countryside, green spaces, cultural heritage and local distinctiveness of Basildon Borough</p>	<p>Will it contribute towards achieving qualitative improvement to the landscape and character of the urban and rural area? Will it protect and/or enhance sites, features, buildings and/or areas of historical, archaeological, landscape and cultural importance?</p>	<p>Compatible</p> <p>This Option promotes development within the existing urban area (including public open space in the urban settlements) and aims to release land in the Green Belt to accommodate a growing population. It also releases strategic Green Belt sites to encourage economic development. Housing densities will be similar to existing, maintaining some of the current characteristics of the Borough.</p> <p>If not managed properly, the release of open space areas and land in the Green Belt could have an adverse impact on the SA Objective. However, it is evident in the Option that significant effort has been made to safeguard the most sensitive (environmentally) sites and follow a method for choosing locations with low environmental constraints to conserve important natural landscapes and countryside.</p> <p>An element of plotland infill is generally expected to preserve the character of these locations.</p> <p>The use of poor quality open spaces that are over-provided will enable better management of green space within the Borough.</p> <p>The Option includes a strong emphasis on conservation and enhancement of the built environment, including protection of views of distinctive features and heritage assets, and general quality improvements to the urban realm that are sympathetic to the Boroughs current</p>

Sustainability Appraisal matrices of the Spatial Growth Options

OPTION B Accommodating a Growing Population and Strengthening Economic Resilience.		
SA Obj.	Key Prompt Questions	Comment
		<p>character.</p> <p>The Option therefore meets the SA Objective by safeguarding the important natural landscapes, countryside, green spaces, and cultural heritage and endeavours to maintain local distinctiveness.</p>
<p>2. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it</p>	<p>Will it conserve or enhance SSSIs? Will it maintain or enhance Priority Habitats and/or Species? Will it conserve and enhance any other natural/semi-natural habitats, not? Will it conserve or enhance Local Wildlife Sites? Will it let to the creation of new areas of habitat? Will it maintain and enhance woodland cover and /or management? Will it affect river quality?</p>	<p>Compatible and Potentially Incompatible</p> <p>The release of land in the Green Belt and public open space areas (located in the urban settlements) to accommodate a growing population and encourage economic development could have an adverse impact on biodiversity and the habitats.</p> <p>It is recognised and there is evidence that the <i>most environmentally sensitive</i> locations have been protected and will not be developed.</p> <p>However the areas proposed to be developed to accommodate growth, whilst being the least environmentally sensitive locations, are nevertheless adjacent to SSSIs, Local Nature Reserves, Local Wildlife Sites, or included within BAP Priority Habitats, and may contain important habitats. This could lead to adverse impact on the SA Objective.</p>
<p>3. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration</p>	<p>Will it improve business development and enhance the competitiveness of the Borough? Will it improve the resilience of the Borough's business and the wider economy? Will it generate new jobs for the Borough? Will it create or contribute to the creation of high-skilled jobs</p>	<p>Compatible</p> <p>It is the purpose of this Option to encourage economic development, strengthen the Borough's economic resilience and release sites to alter trends and attract market share in business sectors.</p>

Sustainability Appraisal matrices of the Spatial Growth Options

OPTION B Accommodating a Growing Population and Strengthening Economic Resilience.		
SA Obj.	Key Prompt Questions	Comment
	<p>in the Borough?</p> <p>Will it encourage inward investment?</p> <p>Will it improve economic performance in both advantaged and disadvantaged areas?</p> <p>Will it reduce unemployment?</p> <p>Will it help to improve average earnings?</p> <p>Will it encourage the diversification of the workforce?</p> <p>Will it contribute towards the improvement of local people's skills?</p> <p>Will it help ensure more people can enjoy a better standard of living?</p>	<p>There is clear reasoning for the existing employment areas to remain the preferred location for economic development, protected from loss to alternative uses. Evidence and ambitions support the slight expansion of land to ensure short and long term growth, although a more recent employment land capacity study would clearly assist with defining the specific needs of employers and the preferred business locations.</p> <p>Allocating land in locations that present beneficial characteristics for economic opportunities; regenerating the Regional and Town centres, retaining existing and supporting the development of new retail facilities should all encourage diversification of the employment offer and increase jobs opportunities within the Borough, helping to achieve sustainable levels of prosperity and economic growth.</p>
<p>4. Ensure the Borough's town centres are promoted as sustainable locations for living, retail, leisure and related commercial development</p>	<p>Will it encourage uses in town centres to diversify?</p> <p>Will it make land in town centres available for housing, retail, leisure and related commercial development?</p> <p>Will it help encourage community spirit and civic pride?</p> <p>Will it ensure that through sequential testing, the most appropriate location can be considered for development?</p>	<p>Compatible</p> <p>The Option contains clear references to the suitability of Town Centres for a range of development, due to their central locations, accessibility, choice and a range of opportunities for work, lifestyle and culture.</p> <p>It also supports Regional and Town Centre regeneration and an appropriate scale of development in local centres to support communities. A clear town centre hierarchy should encourage retailing and services to accommodate in these locations, stimulate greater demand by providing greater choice in particular locations and restricting out-of-centre or out-</p>

Sustainability Appraisal matrices of the Spatial Growth Options

OPTION B Accommodating a Growing Population and Strengthening Economic Resilience.		
SA Obj.	Key Prompt Questions	Comment
		<p>of-town development.</p> <p>The Option also provides for a range of homes in existing urban areas, including Regional and Town centres. The addition of homes within town centres is appropriate practice to form more sustainable living conditions, where travel is less necessary and greater activity is encouraged, increasing demand and opportunity in town centres. Additional local centres in urban extensions should contribute towards the sustainability of those areas and ensure access to goods and services remains appropriate to the locations, with the town centre hierarchy controlling scale and form.</p> <p>The approach of the Option is clearly reasoned and should contribute in ensuring that the Borough's Regional and Town centres are promoted as sustainable locations for living, retail, and commercial development.</p>
<p>5. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough</p>	<p>Will it help reduce poverty and social exclusion?</p> <p>Will it improve the qualifications, skills and therefore employability of young people?</p> <p>Will it improve the quality and diversity of learning and training opportunities?</p> <p>Will it provide job opportunities for those most in need of employment?</p> <p>Will it help to ensure that more people can enjoy a good standard of living?</p> <p>Will it help to improve average earnings?</p>	<p>Compatible and Potentially Incompatible</p> <p>This Option expects to be able to provide the new infrastructure required to meet the demand generated by the level of growth, both in terms of developer contributions and availability of land for new infrastructure and expansion of existing facilities, such as schools, training facilities and vocational programmes.</p> <p>The scale and location of homes proposed allows for a reasonable expansion of dwellings to meet some of the</p>

Sustainability Appraisal matrices of the Spatial Growth Options

OPTION B Accommodating a Growing Population and Strengthening Economic Resilience.		
SA Obj.	Key Prompt Questions	Comment
		<p>expected demand, reducing the potential for overcrowding, which can reduce quality of life and impact on educational attainment, particularly for young people.</p> <p>For the facilities in which education and training often takes place, the Option states its intention to maximise existing capacity prior to increasing the number of facilities. This could be an effective and efficient use of resources to ensure contributions mainly go into training opportunities and not into new facilities. This should assist with reducing social exclusion by providing opportunities.</p> <p>The release of land for economic development, if successful in attracting new employers, would enable the authority to enhance job prospects by linking development with training.</p> <p>However, with the exception of the PADC areas and economically beneficial land, there is no clear narrative regarding the identification of areas in need of better education, training or job opportunities and it is not clear whether these considerations have influenced the choices within the Option, particularly within the urban area.</p> <p>Whilst the Option seeks to deliver educational facilities there is no certainties that the level of development proposed will be adequate to deliver these, nor are there any measures to ensure that they will be implemented.</p> <p>On balance, the Option presents benefits that are</p>

Sustainability Appraisal matrices of the Spatial Growth Options

OPTION B Accommodating a Growing Population and Strengthening Economic Resilience.		
SA Obj.	Key Prompt Questions	Comment
		compatible with the SA Objective.
6. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those most in need locally	Will it contribute to the reduction of the number of unfit homes? Will it contribute towards increasing the opportunities for people forced to live in temporary accommodation? Will it increase the provision of more affordable housing for all social groups including key workers? Will it increase the net availability of new homes in the Borough? Will it reduce the number of households living in fuel poverty? Will it help to ensure that more people can enjoy a better standard of living?	<p>Compatible</p> <p>The Option provides a housing level and encourages variety to meet natural population growth and changing Borough demographics. There are opportunities presented for many people to access a home they would want to live in, with supporting facilities.</p> <p>The level of affordable housing is informed by the SHMA.</p> <p>There are a number of considerations for the quality of new development and integration with the existing character of the Borough. This should ensure a better standard of living from new homes.</p> <p>The housing figure does not include the effects of migration and may fall short of ensuring <i>everyone</i> has access to a decent home. However, a case is clearly stated to warrant use of a particular household figure.</p>
7. Improve the health and well-being of the Borough's residents and reduce inequalities in health related to development and the environment	Will it reduce health inequalities? Will it contribute to the reduction of death rates? Will it improve access to high quality health facilities? Will it encourage healthier lifestyles? Will it increase access to recreation facilities and open space? Will it improve air, water or environmental quality?	<p>Compatible</p> <p>This Option aims to provide the necessary infrastructure to support communities including health facilities and civic amenities.</p> <p>The regeneration of particular parts of the Borough through the PADCs is an opportunity to improve access to health facilities and reduce health inequalities within the Borough, mainly through the improvement of</p>

Sustainability Appraisal matrices of the Spatial Growth Options

OPTION B Accommodating a Growing Population and Strengthening Economic Resilience.		
SA Obj.	Key Prompt Questions	Comment
		<p>housing stock and improvements to the public realm to encourage more active lifestyles, including walking and cycling.</p> <p>Although open spaces have been identified for development, it has been stressed that the areas identified are currently underused and do not provide the quality of provision expected by the public. Moreover, this Option provide for the creation of additional open spaces.</p>
<p>8. Create and sustain vibrant communities that are safe and feel safe to those who live or visit them and where crime is reduced</p>	<p>Will it help encourage community spirit and civic pride?</p> <p>Will it help the development of community level activities and organisations?</p> <p>Will it contribute to increasing participation in community activities?</p> <p>Will it help to improve the satisfaction people have with their neighbourhoods as places to live?</p> <p>Will it hep to ensure that more people can enjoy a better standard of living?</p> <p>Will it to help to reduce crime rates?</p> <p>Will it help to address people's fear of crime?</p> <p>Will it improve the safety of the built or natural environment?</p> <p>Will it improve road safety to road users?</p> <p>Will it improve the safety of roads to other users?</p> <p>Will it help to reduce inequality within the Borough (e.g. between different groups or urban and rural areas) and wider afield (e.g. between the East of England region and more disadvantaged parts of the country or world)?</p> <p>Will it contribute to a high quality, well designed, living environment?</p>	<p>Compatible</p> <p>It also supports the improvement of town and local centres, with a clear indication that these are important to community cohesion.</p> <p>These methods of encouraging activity in the public realm and mixing communities are well established planning practice and should provide a good grounding for sustaining active, safe communities and avoiding problems often caused by mono-tenure estates or poor accessibility to goods and services.</p> <p>With the scale of development proposed and the release of locations for new estates, high quality designs with appropriate access to services and amenities should be possible.</p>
<p>9. Regenerate and renew disadvantaged areas where people live or work in the</p>	<p>Will it improve the quality of life for people living in the Borough?</p>	<p>Compatible and Potentially Incompatible</p>

Sustainability Appraisal matrices of the Spatial Growth Options

OPTION B Accommodating a Growing Population and Strengthening Economic Resilience.		
SA Obj.	Key Prompt Questions	Comment
Borough	Will it improve the quality of the local housing stock? Will it improve the local environment? Will it improve jobs prospects for local people? Will it contribute to a high quality, well-designed, living environment? Will it contribute towards any regeneration initiatives, or benefit any deprived areas?	<p>The Option addresses a number of locations that require investment, under the PADCs. These include economic locations of Borough-wide benefit, Town Centres that require improvement and long standing housing area renewal. In addition, the release of economic sites in the Green Belt is partly informed by employment and education Indices (ID2010). These commitments are designed to improve the lives of people living in the Borough, improve the local environments, improve access to jobs and job prospects, improve housing stock and may provide initiatives for training / education. These are fully compatible with the SA Objective.</p> <p>However, the Option does not describe how these areas have been determined and therefore may not be focusing on the most disadvantaged locations. IMD2010 indicates a number of locations that are not included specifically in the Option. These locations would be subject to other principles regarding the quality of the built environment, but are not clearly indicated for any public investment and may entrench existing disadvantages (for example, a focus on existing Town Centres for retailing and services does not allow the possibility of retail-led regeneration in locations that may currently have limited access to convenience goods). It is therefore not clear that the Option is responding to evidence of disadvantage throughout the Borough.</p>
10. Ensure all development is delivered in the most sustainable and suitable locations and to high standards of design and	Will it impact upon areas of recognised environmental quality? Will it ensure the provision of key services and facilities?	<p>Compatible and Potentially Incompatible</p> <p>This Option supports development in urban areas that</p>

Sustainability Appraisal matrices of the Spatial Growth Options

OPTION B Accommodating a Growing Population and Strengthening Economic Resilience.		
SA Obj.	Key Prompt Questions	Comment
construction	<p>Will it contribute towards the achievement of high-quality, sustainable design- including aesthetics, energy efficiency, location, quality of construction, designing out crime, quality of place, etc?</p> <p>Will it increase the risks from flooding?</p> <p>Will it help to reduce inequalities within the Borough, (e.g. between groups, urban/rural areas) and wider afield (e.g. between the East of England, region and disadvantaged parts of the world)?</p> <p>Will it ensure that through sequential testing, the most appropriate urban locations can be considered for development?</p> <p>Will it affect any protected sites, features, buildings and/or areas of historical, archaeological, landscape and cultural importance?</p>	<p>are generally well served in terms of services, facilities and public transport.</p> <p>Whilst this Option proposes extensions into the Green Belt for housing and economic development, the areas have been assessed for connectivity with serviced settlements, are the least environmentally sensitive locations, are adjacent or close to existing significant employment areas and where there is unlikely to be a need for substantial infrastructure improvements. These are shown to be considered the most sustainable and suitable locations.</p> <p>However, plotlands do not provide suitable access to services and therefore the development proposed in these areas will be deficient or will require additional infrastructure such as schools, health facilities and transport improvements which are unlikely to be justified by the scale of development. Equally, The capacity of key services is not thoroughly explored in the Option. The cumulative impact of development is not evidently explored, relying on a partnership approach with providers to determine need.</p> <p>While the main thrust of the Option complies with the SA Objective, the plotland infills are not considered to be sustainable, suitable, locations for development and consideration of capacity is not shown to have been undertaken.</p>
11. Improve accessibility to and enhance local services and facilities	<p>Will it improve the accessibility for all to key local services?</p> <p>Will it improve accessibility for all to shopping facilities?</p> <p>Will it encourage journeys to be taken by more walking,</p>	<p>Compatible</p> <p>The distribution of development under this Option</p>

Sustainability Appraisal matrices of the Spatial Growth Options

OPTION B Accommodating a Growing Population and Strengthening Economic Resilience.		
SA Obj.	Key Prompt Questions	Comment
	cycling and/or using of public transport?	<p>attempts to ensure all new dwellings have the potential to access certain services. It encourages the development of local centres (at an appropriate scale) to support communities and protects existing retail facilities, with additional amenities and facilities where necessary. However, the potential access to services has not considered the capacity of those services to meet potential demand.</p> <p>The Option supports development in or at the edge of urban areas, which are generally better served in terms of services, facilities and public transport than other Green Belt locations or unserved settlements.</p>
12. Improve efficiency of land use, through the re-use of previously developed land and existing buildings, including the re-use of materials from previous buildings	Will it reduce the amount of derelict, degraded and underused land in the Borough? Will it encourage development on Previously Developed Land? Will it encourage the repair and re-use of buildings? Will it minimise the loss or damage to soils from development? Will it lead to more appropriate or efficient uses of land?	<p>Compatible</p> <p>This Option intends to develop first in the urban area and regenerating town centres. This as such meets the SA objective of re-using PDL and existing buildings.</p> <p>The Option clearly describes the method of discerning sites in the urban area (through SHLAA, RLA and Open spaces) as an endeavour to use all suitable sites for housing prior to meeting demand through the release of green-field sites. Similarly, employment uses are expected to be located in existing employment areas, redeveloping industrial sites as the economy changes, with a small release of green-field sites for the short term and to provide expansion and re-distribution.</p> <p>This approach appears to support the SA Objective to re-use previously developed land and buildings.</p>

Sustainability Appraisal matrices of the Spatial Growth Options

OPTION B Accommodating a Growing Population and Strengthening Economic Resilience.		
SA Obj.	Key Prompt Questions	Comment
<p>13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring</p>	<p>Will it take account and mitigate against the potential impacts by changing climatic factors e.g. flooding, higher temperatures, more storms?</p> <p>Will it reduce the risks of damage to property and health from flooding and storm events?</p> <p>Will it lead to development in lower flood risk areas?</p>	<p>Compatible</p> <p>Additional development in urban areas could increase pressure on areas that had been identified as sensitive to surface water flooding. It is also known that the primary cause of frequent flooding in the Borough is from pluvial sources predominantly in urban centres.</p> <p>The Strategic Objectives identify a need to protect people from the effects of flooding. The evidence relating to the selection of suitable sites in the Urban area and appropriate locations in the Green Belt have accounted for flood risk and only sites having a low flood risk were chosen. This is compatible with the SA Objective.</p> <p>However, sustainable design solutions such as SUDS, should be included in this option to ensure mitigation of the potential impacts flooding.</p>
<p>14. Reduce local emissions of greenhouse gases, adopt building designs that can adapt to the changing climate and ensure the Borough is prepared for the changes forecast as being a consequence of a changing climate</p>	<p>Will it reduce traffic volumes?</p> <p>Will it increase the proportion of journeys using alternative transport modes to private vehicles?</p> <p>Will it improve the accessibility to key local services?</p> <p>Will it reduce energy use through increased energy efficiency, by increasing the amount of energy generated by renewables?</p> <p>Will it minimise the use of non-renewable resources, such as fossil fuels, land, minerals and waste?</p> <p>Has it taken account of potential affects brought about by climate change (e.g. flooding, higher temperatures, more</p>	<p>Compatible and Potentially Incompatible</p> <p>This Option intends to develop in, and at the edges of, the urban areas that are well served in terms of services, facilities and public transport, helping to reduce reliance on cars and reduce local greenhouse gases emissions due to traffic.</p> <p>However, the inclusion of development in plotland locations, which do not provide access to many services or transport infrastructure, is likely to increase</p>

Sustainability Appraisal matrices of the Spatial Growth Options

OPTION B Accommodating a Growing Population and Strengthening Economic Resilience.		
SA Obj.	Key Prompt Questions	Comment
	storms)?	<p>reliance on the car for people living in these locations when accessing key services and facilities. This is, however, a small percentage of the overall proposed development.</p> <p>By focusing retail development in existing centres, where there is travel choice, journeys could be undertaken by more sustainable methods, in the interest of resilience. Each town centre is served by a railway station, bus connections and is accessible by foot and cycle.</p> <p>Sustainable design solutions should be included in this option to ensure the Borough is prepared for the changes forecast as being a consequence of a changing climate.</p>
15. Reduce air, land, water and noise pollution and improve their respective quality through direct action or mitigation measures	<p>Will it reduce emissions of greenhouse gases and other air-borne pollutants?</p> <p>Will it improve air quality?</p> <p>Will it reduce noise levels, including those from roads and transport?</p> <p>Will it maintain and enhance soil quality?</p>	<p>Compatible</p> <p>This Option supports the use and integration of renewable energy technologies in new buildings. This should help reduce emissions of greenhouse gases</p> <p>The regeneration of the urban areas could have a positive impact on the reduction of land pollution, through the control of planning process.</p> <p>Sustainable design solutions should be included in this option to ensure that solutions to reduce air, land, water and noise pollution and improve their quality, have been considered.</p>
16. Improve water efficiency and achieve	Will it improve river quality?	Potentially Incompatible

Sustainability Appraisal matrices of the Spatial Growth Options

OPTION B Accommodating a Growing Population and Strengthening Economic Resilience.		
SA Obj.	Key Prompt Questions	Comment
sustainable water resource management	Will it contribute towards the reduction of water consumption? Will it encourage water efficiency, including recycling and re-use?	Any growth will place greater pressure on existing infrastructure, including water supply and treatment. It is known that water supply is currently insufficient to meet demand and with no action the deficit will worsen as a result of increased demand and climate change. The Option needs to identify water efficiency and design that is resilient to climate change. Consideration for better water management and the imposition of standards for water use should be implemented for the Option to address the Strategic Objectives for the Option.
17. Improve energy efficiency of buildings and increase the use of renewable energy sources for local energy needs, to reduce the reliance on fossil fuels	Will it reduce energy consumption? Will it ensure buildings are designed so that they use and waste less energy? Will it lead to an increased proportion of energy needs being met from renewable sources? Will it reduce the burden on natural resources during construction and operation of developments?	Compatible This option supports the use and integration of renewable energy technologies in new buildings. Sustainable design solutions should also be included in this option to ensure that solutions to improve energy efficiency of buildings have been considered.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	Will it contribute towards the reduction in the consumption of materials and resources? Will it contribute towards the reduction of household & commercial waste? Will it contribute towards the reduction of household, construction and demolition waste going to landfill? Will it contribute towards the increase of waste recovery and recycling? Will it encourage the re-use or recycling of products and packaging?	Compatible This option supports the improvements to waste systems to enable growth in particular locations. Sustainable design solutions should also be included in this option to ensure that solutions to reduce waste generation and increase recycling have been included.

Sustainability Appraisal matrices of the Spatial Growth Options

OPTION B Accommodating a Growing Population and Strengthening Economic Resilience.		
SA Obj.	Key Prompt Questions	Comment
	Will it make use of, or increase the demand for, recycled materials? Will it reduce the generation of hazardous waste?	
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations	Will it contribute towards the reduction of traffic volumes? Will it contribute towards the reduction of traffic congestion? Will it increase the proportion of journeys using alternative transport modes to private vehicles? Will it encourage more journeys to be made by walking, cycling or travelling by bus or train? Will it contribute towards the improvement of air quality? Will it contribute towards the reduction of distances people need to travel to access work and other lifestyle pursuits? Will it reduce the need to travel?	<p>Compatible and Potentially Incompatible</p> <p>The location of housing and employment growth has been determined with some consideration for accessibility and the reduction of traffic congestion. However, there is no clear use of transport modelling within the evidence to inform the choices being made.</p> <p>In order to reduce reliance on the private car, the Objectives of the Option state the primacy of the Borough's Town Centres and Local Centres for retail, office and service development. These locations are clearly indicated as having better access for public transport, therefore offering a range of travel choice.</p> <p>National assessments indicate that traffic will grow as the population rises. This Option makes a clear argument that the need to travel can be reduced and journeys undertaken by more sustainable methods through the location of daily-needs and providing public transport options.</p>

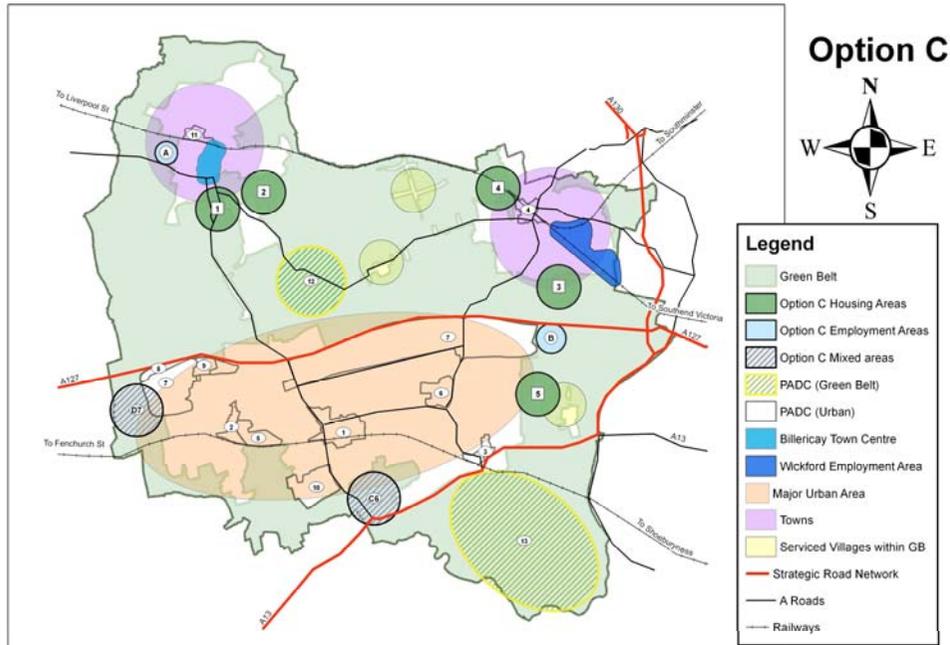
Sustainability Appraisal matrices of the Spatial Growth Options

Option C

Maximise the Borough's Growth Potential

Option C aims to maximise growth, meeting one of the highest households forecasts with higher density developments and providing significant new opportunities for economic development. It will provide a wide range and quantity of infrastructure, services and amenities to offer the best quality of life possible.

Key Diagram



Summary of Option C

Option C presents a spatial approach to meeting the full housing demand for the Borough and maximising its economic potential. Through higher urban densities and strategic land releases, this option provides for the forecast population rise of nearly 36,000 people and a need for 21,600 dwellings over the next 20 years, with supporting infrastructure.

A strategic release of up to 26ha for employment use will balance housing with economic activity and enable businesses to locate to the Borough, maintaining Basildon's economic importance to the Region and providing attractive locations for businesses. The Borough's town centres remain the focus for suitable activities and regeneration, creating vital hubs of activity with local distinction. Additional centres will be created within urban extensions to ensure equitable access to goods and services.

Around 7,500 dwellings will be provided within the current urban area and 14,100 in urban extensions removed from the Green Belt, together at least 100 dwellings through infill in the Plotlands.

Phasing of development and substantial funding for infrastructure will be crucial to ensure new areas are suitably serviced by utilities, transport, communication and civic amenities, creating a good quality of life for future occupiers. Planning to meet the Borough's entire housing demand and promoting opportunities for economic growth will require substantial investment from public and private funding.

Sustainability Appraisal matrices of the Options

OPTION C – To maximise the growth potential of the Borough, providing a high quantity of housing and employment land.

Results

SA Obj	Results
1	-
2	✓ -
3	✓
4	✓
5	✓ -
6	✓
7	✓ -
8	✓
9	✓ -
10	✓ -

SA Obj	Results
11	✓
12	✓
13	✓
14	✓ -
15	✓ □
16	-
17	✓
18	✓
19	-

Objective Compatibility Key	
Potentially Incompatible	-
Compatible	✓
No Links	□

Sustainability Appraisal matrices of the Options

OPTION C To maximise the growth potential of the Borough, providing a high quantity of housing and employment land.		
SA Obj.	Key Prompt Questions	Comment
<p>1. Conserving and enhancing the diverse natural landscape, countryside, green spaces, cultural heritage and local distinctiveness of Basildon Borough</p>	<p>Will it contribute towards achieving qualitative improvement to the landscape and character of the urban and rural area? Will it protect and/or enhance sites, features, buildings and/or areas of historical, archaeological, landscape and cultural importance?</p>	<p>Potentially Incompatible</p> <p>This option promotes the accommodation of development within the existing urban area. Housing densities will be higher than existing, potentially leading to an adverse impact on the local distinctiveness of the Borough, which is dominated by family housing at particular densities.</p> <p>This option aims to release land in the Green Belt to accommodate a growing population and encourage economic development. The Option describes the process of identifying locations, promoting those that are least-sensitive environmentally and protecting the most sensitive. Important natural features and areas that are under designated natural landscapes are protected.</p> <p>However, the scale of release could have a negative impact on the general diversity of the Borough's natural landscape, countryside and heritage by allocating the majority of least-sensitive land for release, without an assessment of their current contribution to the Borough in these regards.</p>
<p>2. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it</p>	<p>Will it conserve or enhance SSSIs? Will it maintain or enhance Priority Habitats and/or Species? Will it conserve and enhance any other natural/semi-natural habitats, not? Will it conserve or enhance Local Wildlife Sites? Will it let to the creation of new areas of habitat? Will it maintain and enhance woodland cover and /or management? Will it affect river quality?</p>	<p>Compatible and Potentially Incompatible</p> <p>The RLA and SHLAA, which account for the urban allocations, and the choice of Green Belt locations, have included considerations for environmental constraints and value. The locations identified to meet the housing and employment demands under this Option do demonstrate an approach that protects, conserves and enhances important habitats for</p>

Sustainability Appraisal matrices of the Options

OPTION C To maximise the growth potential of the Borough, providing a high quantity of housing and employment land.		
SA Obj.	Key Prompt Questions	Comment
		<p>biodiversity throughout the Borough.</p> <p>Under the Standards for PPG17, there will need to be additional provision of natural Open Space alongside new residential development, which could provide new habitat.</p> <p>However the areas proposed to be developed to accommodate growth, whilst being the least environmentally sensitive locations, are nevertheless adjacent to SSSIs, Local Nature Reserves, Local Wildlife Sites, or included within BAP Priority Habitats, and may contain important habitats. This could lead to adverse impact on the SA Objective.</p>
<p>3. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration</p>	<p>Will it improve business development and enhance the competitiveness of the Borough?</p> <p>Will it improve the resilience of the Borough's business and the wider economy?</p> <p>Will it generate new jobs for the Borough?</p> <p>Will it create or contribute to the creation of high-skilled jobs in the Borough?</p> <p>Will it encourage inward investment?</p> <p>Will it improve economic performance in both advantaged and disadvantaged areas?</p> <p>Will it reduce unemployment?</p> <p>Will it help to improve average earnings?</p> <p>Will it encourage the diversification of the workforce?</p> <p>Will it contribute towards the improvement of local people's skills?</p> <p>Will it help ensure more people can enjoy a better standard of living?</p>	<p>Compatible</p> <p>The option's purpose is to develop and maximise the Borough's economic growth potential and draw employers to the Borough.</p> <p>This option promotes the continued regeneration of Town Centres; the retention of existing local centres; the promotion of new local centres to serve urban extensions and business parks; the retention of existing regional and town centres as primary location for retail and service development; it supports new retail facilities that provide additional services and/or choice to communities in order to promote sustainable living. And resists the loss of retail space to residential use.</p> <p>To achieve long-term growth, the Option clearly describes its over-allocation of land (all with beneficial employment characteristics) in order to promote economic opportunities, improve competitiveness and</p>

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		<p>enhance the Borough's regional economic position. The release of land is largely based on an assessment of opportunities provided by an employment capacity study in 2008.</p> <p>Existing employment areas remain the preferred location for economic development, and new employment land in the urban area and release of land in the Green Belt are required. The measures expressed in the Option are logical methods to encourage diversification and economic growth.</p>
<p>4. Ensure the Borough's town centres are promoted as sustainable locations for living, retail, leisure and related commercial development</p>	<p>Will it encourage uses in town centres to diversify? Will it make land in town centres available for housing, retail, leisure and related commercial development? Will it help encourage community spirit and civic pride? Will it ensure that through sequential testing, the most appropriate location can be considered for development?</p>	<p>Compatible</p> <p>The option provides for Town Centres to remain the focus for suitable activities and regeneration, and for them to be vital hubs of activity with local distinction. This includes homes, retail, leisure and employment.</p> <p>This option promotes the role and regeneration of Town Centres, and the promotion of new local centres where required to provide consumer access and choice for goods and services. It supports the retention of existing retail facilities.</p> <p>These measures should increase the retail and services offer and also provide additional services and/or choice to communities in order to promote sustainable living, especially in the new urban extensions and business parks.</p> <p>The outline approach in the Option should contribute in ensuring that the Borough's Town Centres are promoted as sustainable locations for living, retail, and commercial development.</p>

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SA Obj.	Key Prompt Questions	Comment
<p>5. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough</p>	<p>Will it help reduce poverty and social exclusion? Will it improve the qualifications, skills and therefore employability of young people? Will it improve the quality and diversity of learning and training opportunities? Will it provide job opportunities for those most in need of employment? Will it help to ensure that more people can enjoy a good standard of living? Will it help to improve average earnings?</p>	<p>Compatible and Potentially incompatible</p> <p>This Option identifies a substantial need for new infrastructure to meet the demands generated by the level of growth, including education facilities. New education infrastructure (particularly to avoid excessive travel or overcrowding) can help to improve education attainment.</p> <p>However, the Option states that this will be determined through evidence and consultation with providers and cannot evidence whether the distribution and scale of growth can be accommodated in a way that will not adversely affect education in the Borough.</p> <p>This option promotes the continued regeneration of particular locations. Certain town centres and housing estates are the focus of efforts to improve social inclusion through the PADCs in Option A (carried forward to Option C). However, there is no indication that an assessment of the most deprived areas has influenced the choice of regeneration locations, rather than carrying forward existing activities. There is, however, clear indications that these areas should be targeted for education and social inclusion.</p> <p>It supports the development of new retail facilities that will provide additional services and/or choice to communities</p>
<p>6. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those most in need locally</p>	<p>Will it contribute to the reduction of the number of unfit homes? Will it contribute towards increasing the opportunities for people forced to live in temporary accommodation?</p>	<p>Compatible</p> <p>This option seeks to meet some of the highest housing forecasts for the Borough through higher urban</p>

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	Will it increase the provision of more affordable housing for all social groups including key workers? Will it increase the net availability of new homes in the Borough? Will it reduce the number of households living in fuel poverty? Will it help to ensure that more people can enjoy a better standard of living?	<p>densities and strategic land releases.</p> <p>Purely in terms of potential for household formation and the need for homes, the Option is compatible with the SA Objective. Where affordability is related to the production of homes (construction rate), the Option will provide sufficient homes to meet demand and therefore should ease house prices in the borough. This is not, however, backed up by an economic assessment of the option for Basildon. Counter argument are, for example, should Basildon become very desirable due to improvements, house prices will reflect this.</p> <p>The level of housing proposed should be capable of providing the proportion of affordable homes required to meet housing needs.</p>
7. Improve the health and well-being of the Borough's residents and reduce inequalities in health related to development and the environment	Will it reduce health inequalities? Will it contribute to the reduction of death rates? Will it improve access to high quality health facilities? Will it encourage healthier lifestyles? Will it increase access to recreation facilities and open space? Will it improve air, water or environmental quality?	<p>Compatible and Potentially Incompatible</p> <p>This Option aims to provide the necessary infrastructure to support communities, and ensure that infrastructure will be able to accommodate the high levels of growth; this will include health facilities and civic amenities.</p> <p>This option promotes the retention of existing allocated open spaces and the creation of new ones, which may have a positive impact in encouraging healthier lifestyles. This option also aims to improve the connectivity between town centres and urban extensions to reduce the need to travel, thus encouraging walking and cycling.</p> <p>However, there is no discussion of spatial health inequalities within the Borough and it is not evident that</p>

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		<p>consideration has been given to whether the proposals can / will benefit or harm health (or the provision of health infrastructure). Consideration has been given to accessibility to a GP Surgery (via the SHLAA Site Assessments and the identification of appropriate Green Belt locations), but the Option does not appear to include consideration of possible future provision or evidence for current capacities / deficits. The Option cannot evidence whether it will reduce or entrench existing inequality.</p> <p>While the Option acknowledges the likely ability to access funding mechanisms to provide services (due to the level of growth), it is also acknowledged that evidence and consultation with providers is yet to occur. The Option does not, therefore, ensure services will be sufficient or that existing health inequalities will be reduced by the proposals.</p> <p>When regenerating the urban area, street layouts and the design of buildings should be taken into account as they could promote walking and cycling which have established health benefits and they also provide convenient, safe, attractive environments that encourage more active lifestyles. An assessment of spatial health inequalities should be undertaken with a view to informing the distribution and scale of development in order to reduce inequality.</p>
8. Create and sustain vibrant communities that are safe and feel safe to those who live or visit them and where crime is reduced	<p>Will it help encourage community spirit and civic pride?</p> <p>Will it help the development of community level activities and organisations?</p> <p>Will it contribute to increasing participation in community activities?</p> <p>Will it help to improve the satisfaction people have with their</p>	<p>Compatible</p> <p>The option aims to support communities by providing equitable access to goods and services, amenities, a variety of housing type and employment opportunities. It seeks to protect distinctive natural features and</p>

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	<p>neighbourhoods as places to live?</p> <p>Will it help to ensure that more people can enjoy a better standard of living?</p> <p>Will it help to reduce crime rates?</p> <p>Will it help to address people's fear of crime?</p> <p>Will it improve the safety of the built or natural environment?</p> <p>Will it improve road safety to road users?</p> <p>Will it improve the safety of roads to other users?</p> <p>Will it help to reduce inequality within the Borough (e.g. between different groups or urban and rural areas) and wider afield (e.g. between the East of England region and more disadvantaged parts of the country or world)?</p> <p>Will it contribute to a high quality, well designed, living environment?</p>	<p>heritage assets, improve the quality of the built environment and account for methods of crime reduction in new development schemes.</p> <p>It also supports the improvement of town and local centres, with a clear indication that these are important to community cohesion.</p> <p>These methods of encouraging activity in the public realm and mixing communities are well established planning practice and should provide a good grounding for sustaining active, safe communities and avoiding problems often caused by mono-tenure estates or poor accessibility to goods and services.</p> <p>With the scale of development proposed and the release of locations for new estates, high quality designs with appropriate access to services and amenities should be possible.</p> <p>The Option presents a number of choices around the location of development, employment opportunities, retailing and services, in order to maintain a good quality of life. These aspects can assist in creating a community and an environment that people are proud to be a part of. To encourage this, the option aims to ensure that access to goods and services continue to be provided to communities:</p> <ul style="list-style-type: none"> - urban extensions are chosen because of their good access and proximity to services and facilities; - additional local centres will be created within these urban extension to ensure equitable access to goods and services; - new retail facilities will be developed and will

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		<p>provide additional services and/or choice to communities in order to promote sustainable living, and accommodate the high levels of growth.</p> <p>It also resists the loss of retail space to residential use unless it can be demonstrated that the loss would not have a detrimental effect on access to goods for the communities that use it.</p> <p>These measures should contribute to creating and sustain vibrant communities and encourage community spirit and pride.</p>
<p>9. Regenerate and renew disadvantaged areas where people live or work in the Borough</p>	<p>Will it improve the quality of life for people living in the Borough?</p> <p>Will it improve the quality of the local housing stock?</p> <p>Will it improve the local environment?</p> <p>Will it improve jobs prospects for local people?</p> <p>Will it contribute to a high quality, well-designed, living environment?</p> <p>Will it contribute towards any regeneration initiatives, or benefit any deprived areas?</p>	<p>Compatible and Potentially incompatible</p> <p>The Option addresses a number of locations that require investment, under the PADCs. These include economic locations of Borough-wide benefit, Town Centres that require improvement and long standing housing area renewal. In addition, the release of economic sites in the Green Belt is partly informed by employment and education Indices (ID2010). These commitments are designed to improve the lives of people living in the Borough, improve the local environments, improve access to jobs and job prospects, improve housing stock and may provide initiatives for training / education. These are fully compatible with the SA Objective.</p> <p>However, the Option does not describe how these areas have been determined and therefore may not be focusing on the most disadvantaged locations. IMD2010 indicates a number of locations that are not included specifically in the Option. These locations</p>

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		would be subject to other principles regarding the quality of the built environment, but are not clearly indicated for any public investment and may entrench existing disadvantages (for example, a focus on existing Town Centres for retailing and services does not allow the possibility of retail-led regeneration in locations that may currently have limited access to convenience goods). It is therefore not clear that the Option is responding to evidence of disadvantage throughout the Borough.
10. Ensure all development is delivered in the most sustainable and suitable locations and to high standards of design and construction	<p>Will it impact upon areas of recognised environmental quality?</p> <p>Will it ensure the provision of key services and facilities?</p> <p>Will it contribute towards the achievement of high-quality, sustainable design- including aesthetics, energy efficiency, location, quality of construction, designing out crime, quality of place, etc?</p> <p>Will it increase the risks from flooding?</p> <p>Will it help to reduce inequalities within the Borough, (e.g. between groups, urban/rural areas) and wider afield (e.g. between the East of England, region and disadvantaged parts of the world)?</p> <p>Will it ensure that through sequential testing, the most appropriate urban locations can be considered for development?</p> <p>Will it affect any protected sites, features, buildings and/or areas of historical, archaeological, landscape and cultural importance?</p>	<p>Compatible and Potentially Incompatible</p> <p>This option supports development in urban areas that are already served by various services, facilities and public transport and are generally considered the most sustainable locations. Areas in the Green Belt being proposed for housing and economic development have been assessed for connectivity with serviced settlements; are the least environmentally sensitive locations; are adjacent or close to existing significant employment areas; and chosen where there is unlikely to be a need for substantial new infrastructure (compared to other locations).</p> <p>The choices for the distribution and location of new development is supported by reasonable endeavours to identify the most sustainable and suitable locations, in accordance with the SA Objective. However, the evidence does not include detailed considerations of future provision or existing capacities / deficits, which limits the sustainability value of the choices. Similarly, the Option promotes the infill of plotland areas which are not sustainable locations as they do not provide access to the types and range of services generally</p>

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		<p>sought. Development in these areas may require additional infrastructure such as schools, health facilities and transport improvements that are not currently present. There is no assessment of the potential needs arising from development in these locations.</p> <p>While the main thrust of the Option complies with the SA Objective, plotland infill is not shown to be a sustainable, suitable approach to provide growth and consideration for the provision of various services is not shown to have been undertaken.</p>
11. Improve accessibility to and enhance local services and facilities	<p>Will it improve the accessibility for all to key local services? Will it improve accessibility for all to shopping facilities? Will it encourage journeys to be taken by more walking, cycling and/or using of public transport?</p>	<p>Compatible</p> <p>The option promotes the creation of additional facilities and services, where required to ensure a good quality of life in the urban extensions and ensure equitable access to goods and services.</p> <p>This option provides for the phasing of development and funding for infrastructure to ensure new areas are suitably serviced by utilities, transport, communication and civic amenities, creating a good quality of life for future occupiers.</p> <p>Strategic Green Belt Sites considered have been chosen as they were the lowest environmentally constrained and well served in terms of services, facilities and transport.</p> <p>This option also includes the upgrade and improvement of transport infrastructure and the improvement of public transport, which will improve access to services and facilities. However accessibility could be enhanced</p>

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		if more walking and cycling routes were implemented,
12. Improve efficiency of land use, through the re-use of previously developed land and existing buildings, including the re-use of materials from previous buildings	<p>Will it reduce the amount of derelict, degraded and underused land in the Borough?</p> <p>Will it encourage development on Previously Developed Land?</p> <p>Will it encourage the repair and re-use of buildings?</p> <p>Will it minimise the loss or damage to soils from development?</p> <p>Will it lead to more appropriate or efficient uses of land?</p>	<p>Compatible</p> <p>This option intends to develop first in the urban area and regenerating town centres. This as such meets the SA objective of re-using PDL and existing buildings.</p> <p>However it is recognised that Basildon urban land supply is limited and in order to accommodate the population and housing and economic growth, the release of areas in the Green Belt is necessary. The Spatial Option shows sufficient effort to ensure an efficient use of land by maintaining higher densities and resisting inclusion of sensitive sites. The promotion of sites that are potentially served by existing facilities also implies efficiency as more land may not be required to build new facilities (to some extent, although capacity hasn't been considered).</p>
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring	<p>Will it take account and mitigate against the potential impacts by changing climatic factors e.g. flooding, higher temperatures, more storms?</p> <p>Will it reduce the risks of damage to property and health from flooding and storm events?</p> <p>Will it lead to development in lower flood risk areas?</p>	<p>Compatible</p> <p>Additional development in urban areas could increase pressure on areas that had been identified as sensitive to surface water flooding. It is also known that the primary cause of frequent flooding in the Borough is from pluvial sources predominantly in urban centres.</p> <p>The evidence relating to the selection of suitable sites in the Urban area and appropriate locations in the Green Belt have accounted for flood risk and only sites having a low flood risk were chosen. This is compatible with the SA Objective.</p>

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		However, sustainable design solutions such as SUDS, should be included in this option to ensure mitigation of the potential impacts flooding.
<p>14. Reduce local emissions of greenhouse gases, adopt building designs that can adapt to the changing climate and ensure the Borough is prepared for the changes forecast as being a consequence of a changing climate</p>	<p>Will it reduce traffic volumes? Will it increase the proportion of journeys using alternative transport modes to private vehicles? Will it improve the accessibility to key local services? Will it reduce energy use through increased energy efficiency, by increasing the amount of energy generated by renewables? Will it minimise the use of non-renewable resources, such as fossil fuels, land, minerals and waste? Has it taken account of potential affects brought about by climate change (e.g. flooding, higher temperatures, more storms)?</p>	<p>Compatible and Potentially Incompatible</p> <p>This option supports the integration of renewable energy sources to new development however there is no assurance that such measures will be implemented.</p> <p>This option seeks to improve the connectivity between town centres and urban extensions to reduce the need to travel and improve public transport to ensure an equitable access to goods, services and opportunities. Improving public transport could reduce reliance of cars.</p> <p>Whilst this option promotes the development in or at the edges of the urban area, in areas that are already well serviced in terms of public transport, it also promotes a high level of growth and the upgrade and improvement of transport infrastructure and the improvement of public transport, to improve access to services and facilities. While this may have an obvious increase in the overall levels of Greenhouse gases, there is sufficient consideration of measures to reduce the need to travel and promote sustainable patterns of development to suggest the Option endeavours to reduce emissions relative to the population, which is compatible with the SA Objective.</p> <p>Plotlands do not provide access to services or transport infrastructure, therefore development in these areas will increase the reliance of car travel for people to access</p>

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		<p>key local services and facilities.</p> <p>With the exception of the Strategic Objectives and choices of development locations, there is little to discern the Option's approach to building designs that adapt to a changing climate. The section regarding Infrastructure implies there will be a requirement for renewable energy sources integrated within buildings, improved connectivity to reduce the need to travel and expanded communication coverage to reduce the need to travel, however there is no guarantee that this will be implemented.</p>
<p>15. Reduce air, land, water and noise pollution and improve their respective quality through direct action or mitigation measures</p>	<p>Will it reduce emissions of greenhouse gases and other air-borne pollutants? Will it improve air quality? Will it reduce noise levels, including those from roads and transport? Will it maintain and enhance soil quality?</p>	<p>Compatible and No Link</p> <p>This option supports the use and integration of renewable energy technologies in new buildings. This should help reduce emissions of greenhouse gases</p> <p>Sustainable design solutions should be included in this option to ensure that solutions to reduce air, land, water and noise pollution and improve their quality, have been considered.</p>
<p>16. Improve water efficiency and achieve sustainable water resource management</p>	<p>Will it improve river quality? Will it contribute towards the reduction of water consumption? Will it encourage water efficiency, including recycling and re-use?</p>	<p>Potentially Incompatible</p> <p>The accommodation of the population's, housing's and economic growth will imply maximising the use of and placing greater pressure on existing infrastructure, including water supply and treatment.</p> <p>Growth in the Borough will evidently put additional strain on water consumption. It is also known that water supply is currently insufficient to meet the demand and with no action the deficit will worsen as a result of</p>

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		<p>increased demand and climate change.</p> <p>Without the incorporation of water efficiency measures into development schemes, this option could have a detrimental effect on the sustainability appraisal objective.</p>
<p>17. Improve energy efficiency of buildings and increase the use of renewable energy sources for local energy needs, to reduce the reliance on fossil fuels</p>	<p>Will it reduce energy consumption?</p> <p>Will it ensure buildings are designed so that they use and waste less energy?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will it reduce the burden on natural resources during construction and operation of developments?</p>	<p>Compatible</p> <p>This option supports the use and integration of renewable energy sources with new development.</p> <p>Sustainable design solutions should also be included in this option to ensure that solutions to improve energy efficiency of buildings have been considered.</p>
<p>18. Reduce waste generation and increase the amount of waste which is recycled or re-used</p>	<p>Will it contribute towards the reduction in the consumption of materials and resources?</p> <p>Will it contribute towards the reduction of household & commercial waste?</p> <p>Will it contribute towards the reduction of household, construction and demolition waste going to landfill?</p> <p>Will it contribute towards the increase of waste recovery and recycling?</p> <p>Will it encourage the re-use or recycling of products and packaging?</p> <p>Will it make use of, or increase the demand for, recycled materials?</p> <p>Will it reduce the generation of hazardous waste?</p>	<p>Compatible</p> <p>This option supports improvements to waste systems to enable growth in particular locations, under the provision of infrastructure. This is, however, to be determined later through evidence and consultation with providers.</p> <p>Sustainable design solutions should also be included in this option to ensure that solutions to reduce waste generation and increase recycling have been included.</p>
<p>19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations</p>	<p>Will it contribute towards the reduction of traffic volumes?</p> <p>Will it contribute towards the reduction of traffic congestion?</p> <p>Will it increase the proportion of journeys using alternative transport modes to private vehicles?</p> <p>Will it encourage more journeys to be made by walking, cycling or travelling by bus or train?</p>	<p>Potentially Incompatible</p> <p>This option seeks to improve the connectivity between town centres and urban extensions to reduce the need to travel and improve public transport to ensure an equitable access to goods, services and opportunities.</p>

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	<p>Will it contribute towards the improvement of air quality?</p> <p>Will it contribute towards the reduction of distances people need to travel to access work and other lifestyle pursuits?</p> <p>Will it reduce the need to travel?</p>	<p>The Option suggests this will contribute towards a relative reduction of traffic volumes and congestion, by reducing reliance on cars and improving public transport.</p> <p>Whilst this option promotes the development in or at the edges of the urban area, in areas that are already well served in terms of facilities and public transport, it also promotes a high level of growth and the upgrade and improvement of transport infrastructure and the improvement of public transport, to improve access to services and facilities. However there is no certainty that infrastructure to accommodate this level of growth will be provided.</p> <p>Of note, the Plotland Proposals do not provide access to services or transport infrastructure, therefore development in these areas is likely to increase the reliance on cars for people to access key local services and facilities.</p> <p>National assessments indicate that traffic will grow as the population rises. This Option makes a clear argument that the need to travel can be reduced and journeys undertaken by more sustainable methods through the location of daily-needs and providing public transport options, However, there is a lack of evidence to support whether the proposals can reduce traffic or congestion.</p>