

**Tonbridge and Malling Borough
Council**

Tonbridge and Malling Local Plan

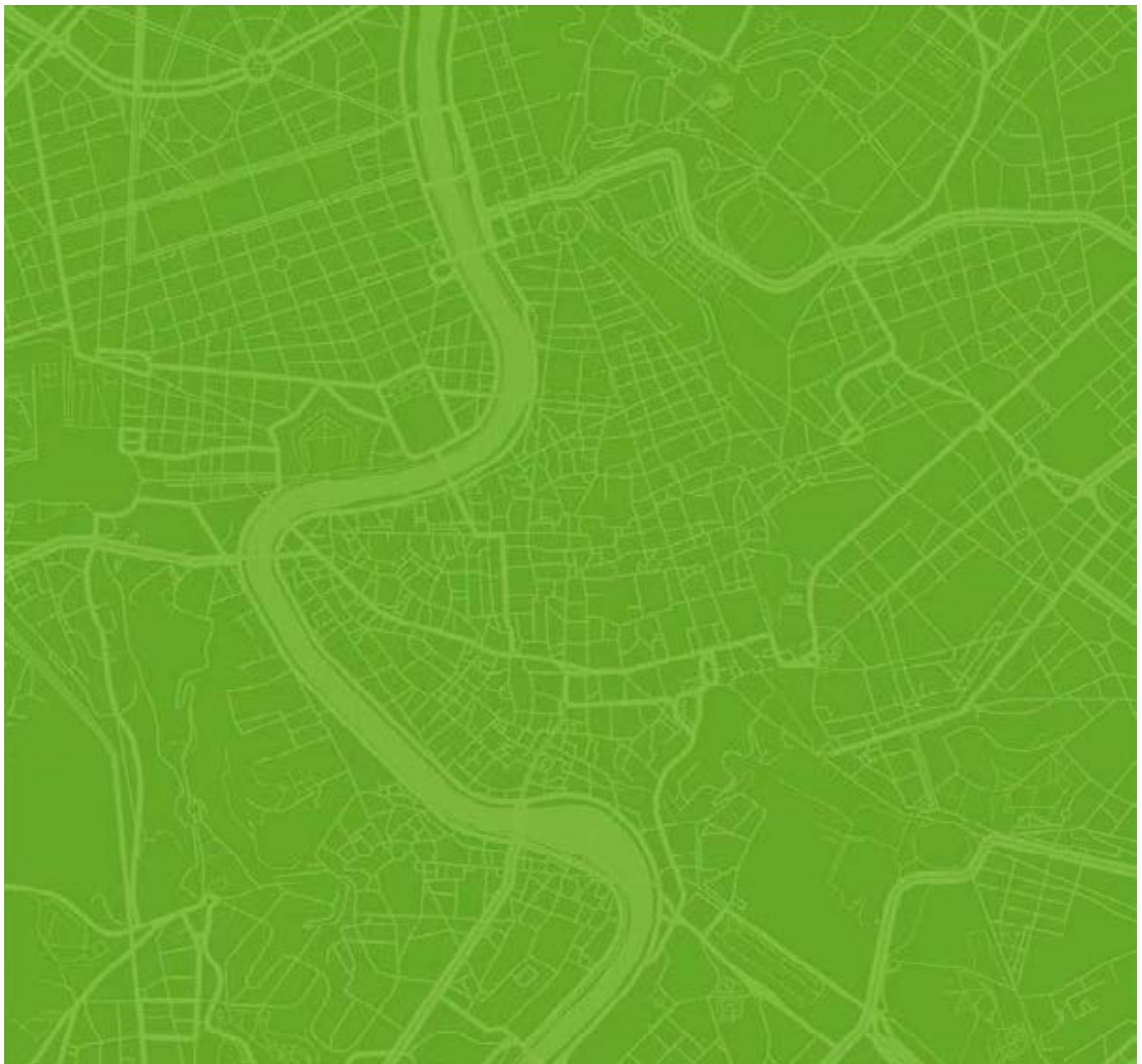
Interim Sustainability Appraisal Report

Annex 1: Reasonable Alternative Development Site Option

Proformas

Prepared by LUC

July 2022

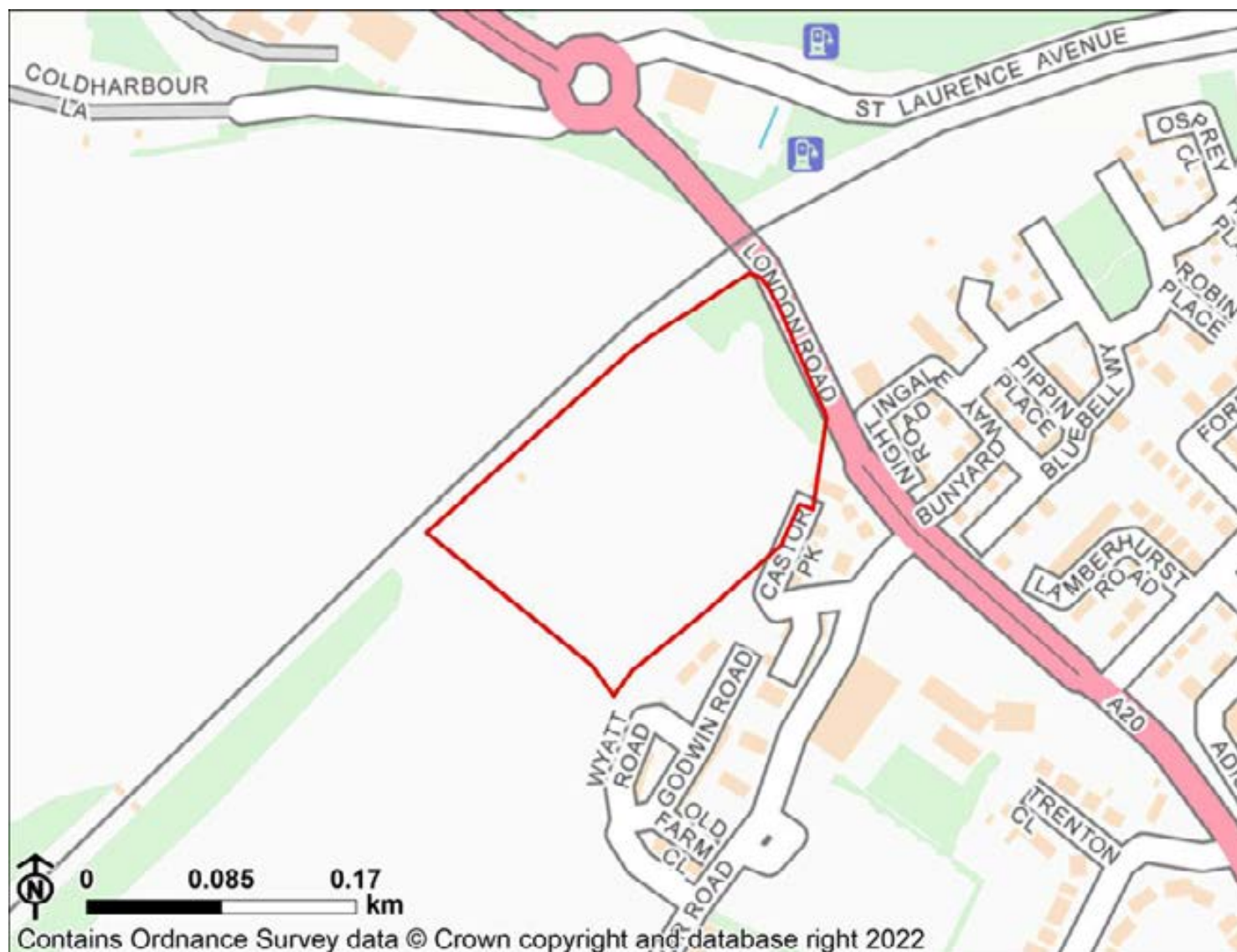


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Site 59390

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59391

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

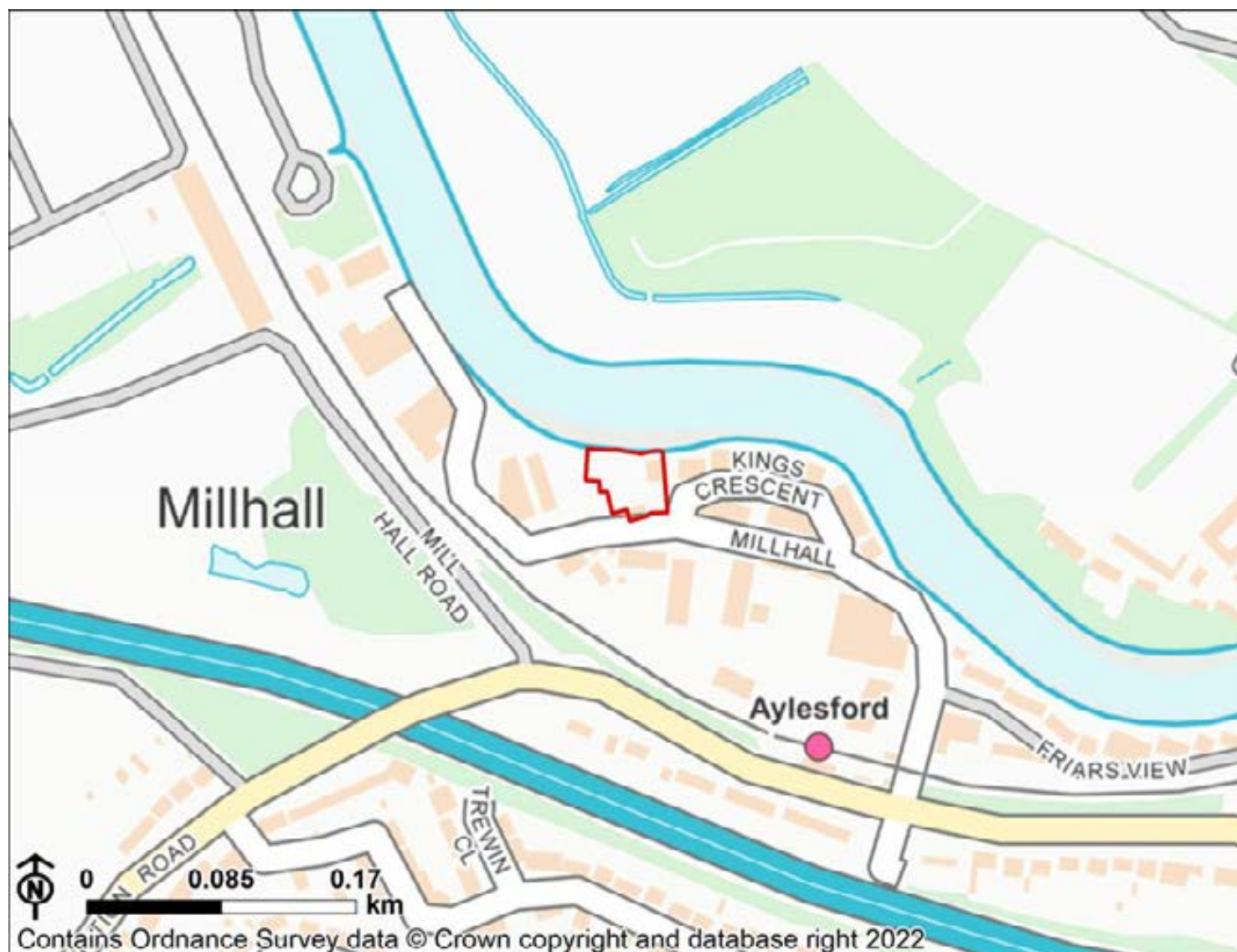
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59392

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

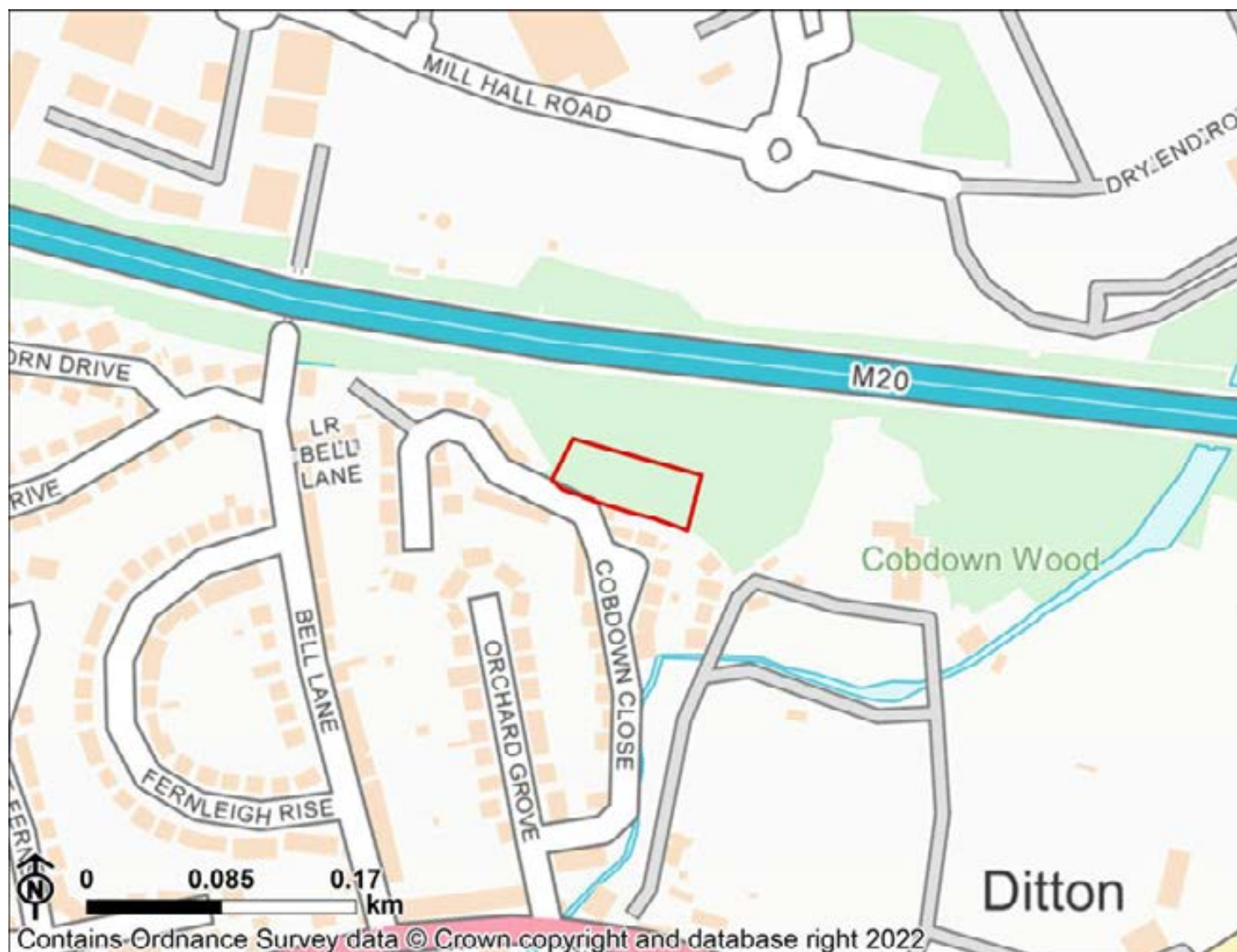
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59393

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain significant negative (--?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($<25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Significant negative (--)

The site is within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59397

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain significant negative (--?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.
The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Significant negative (--)

The site is within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

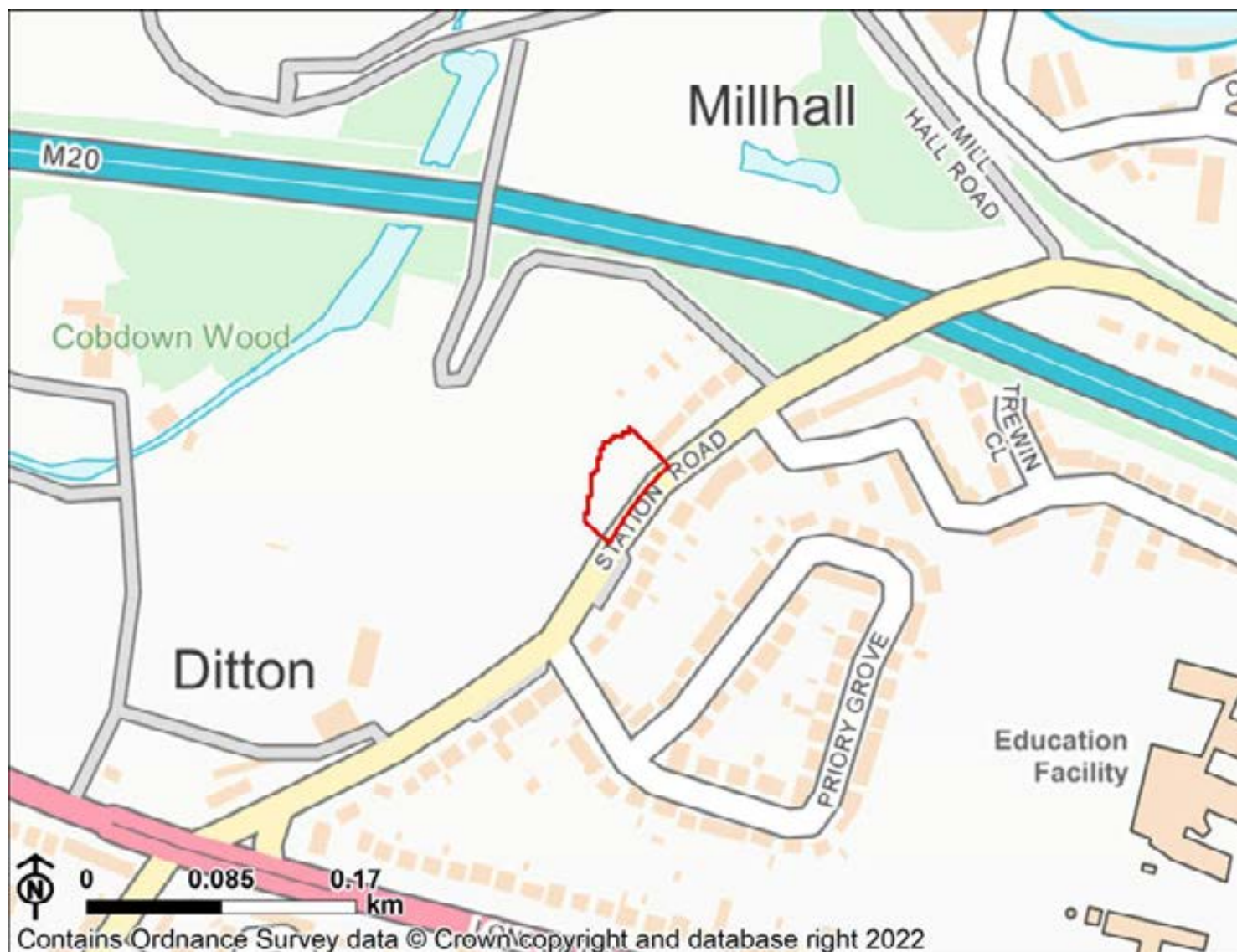
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59398

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Significant negative (--)

The site is within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59399

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59406

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

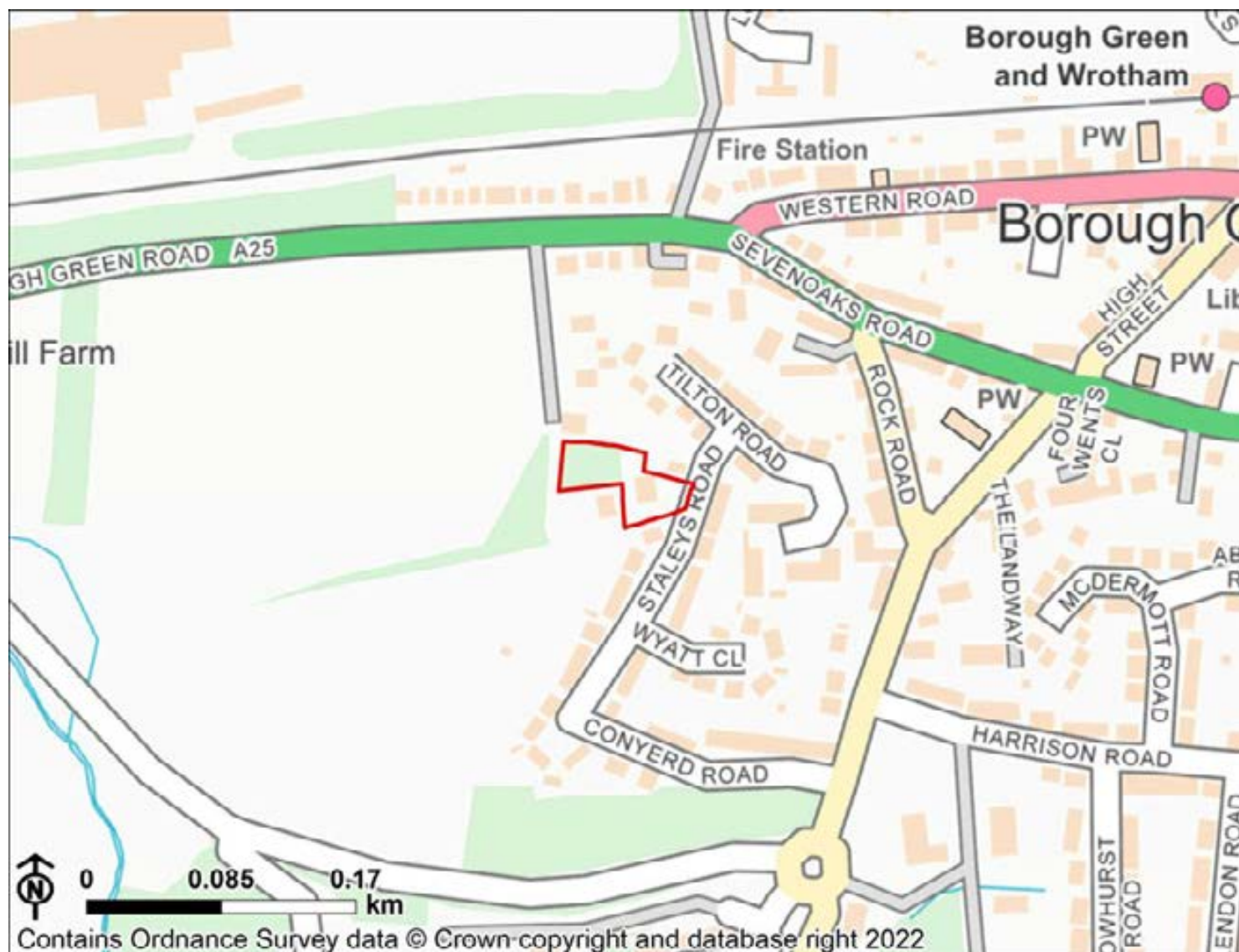
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59407

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.
The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

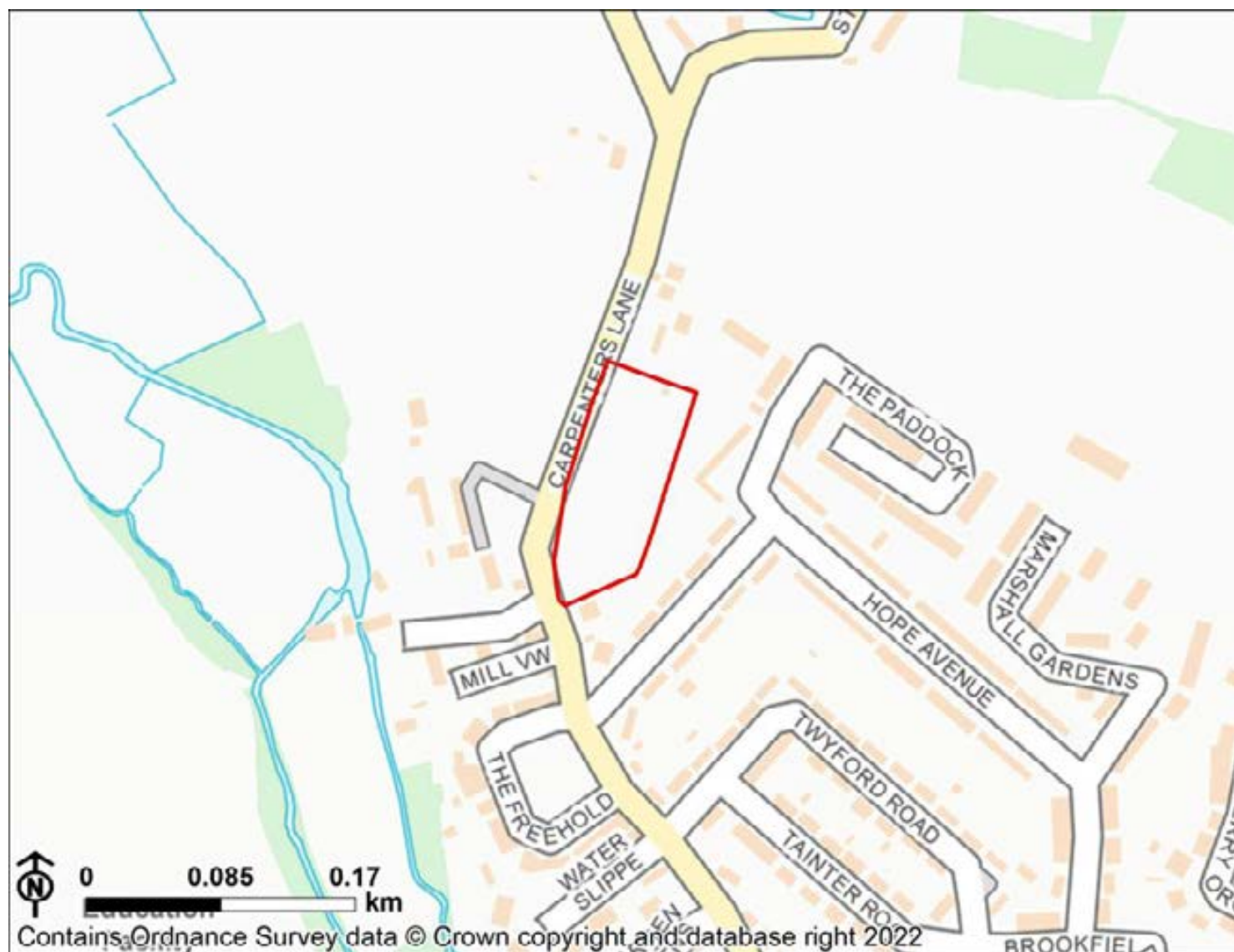
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59410

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

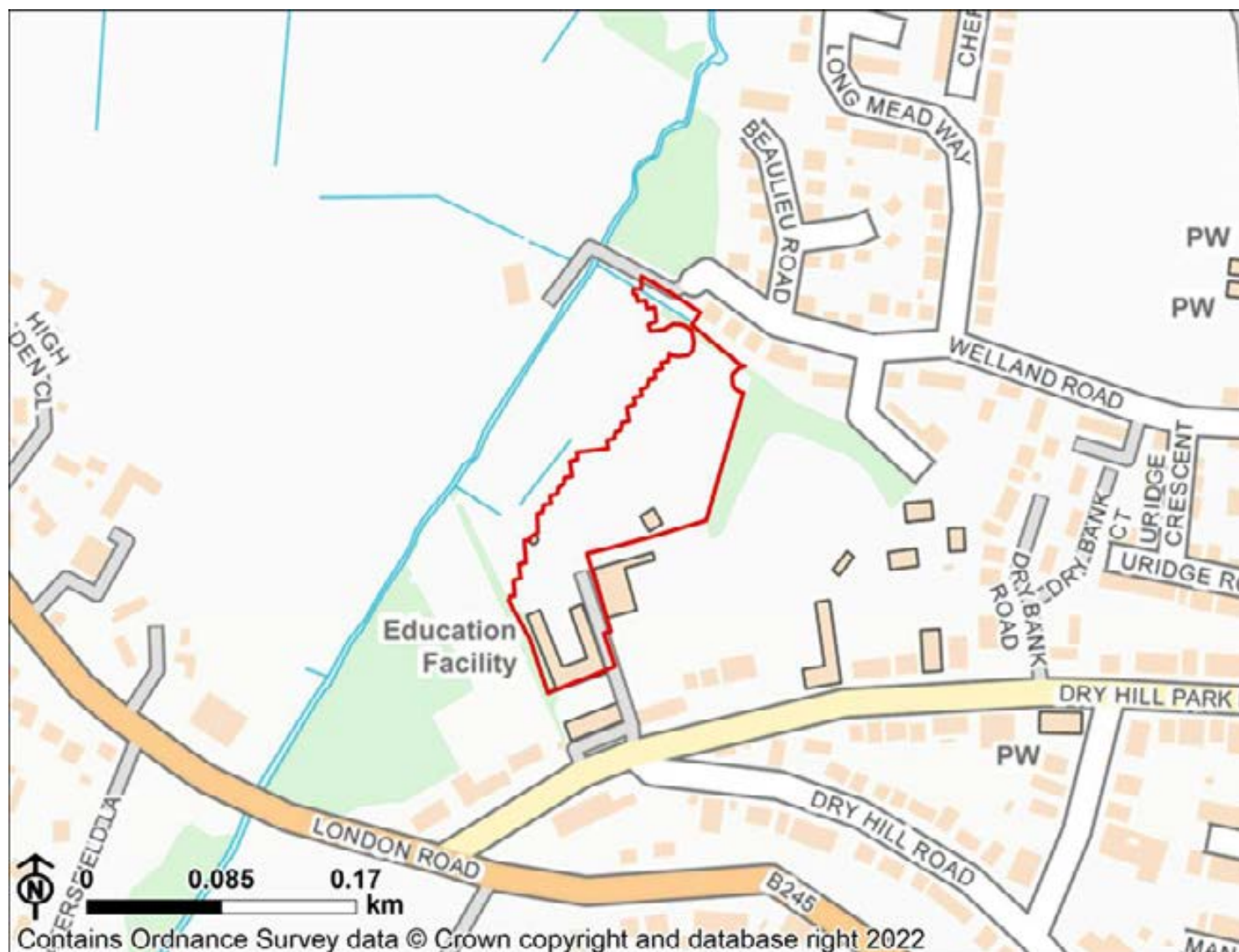
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59417

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

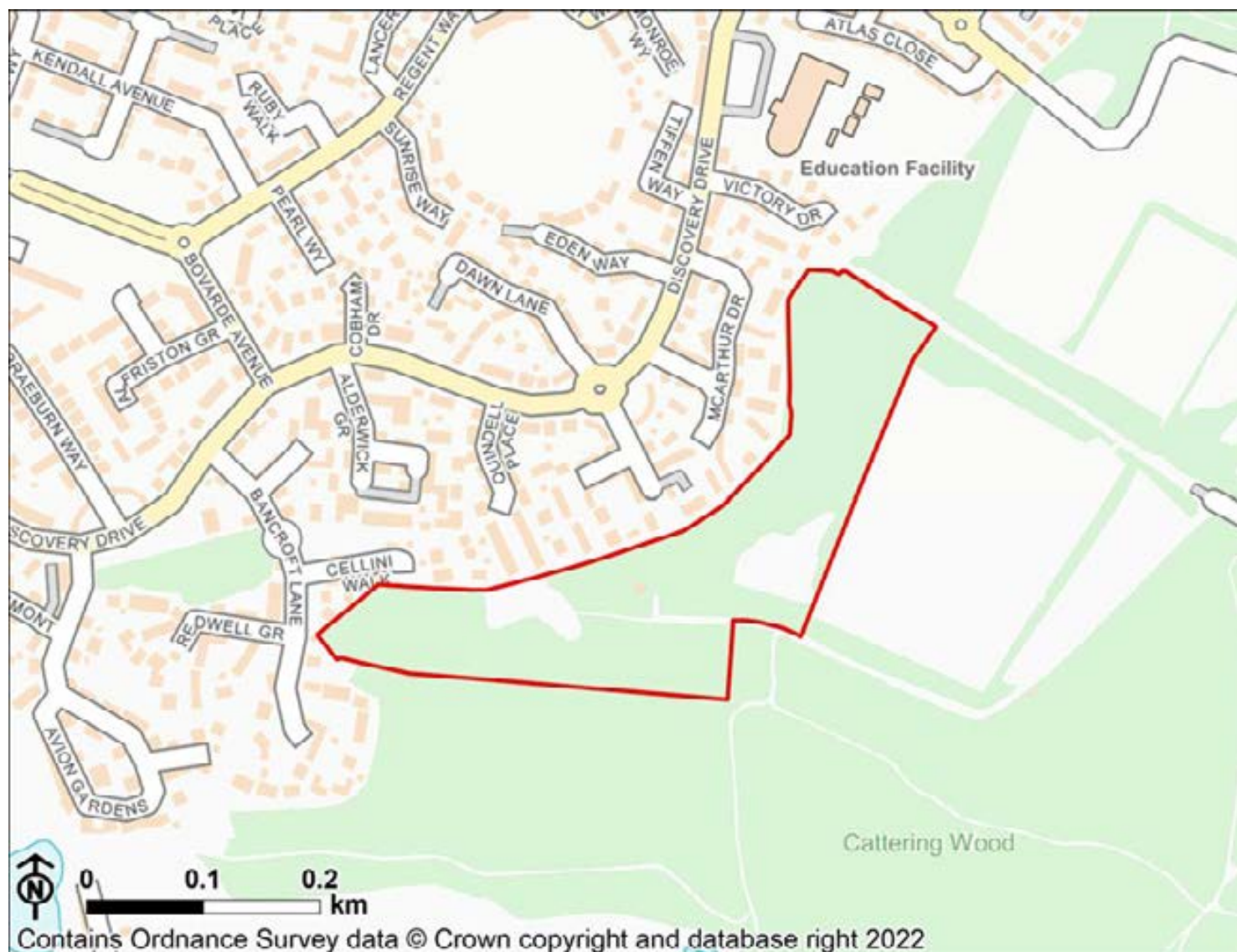
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59424

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59425

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

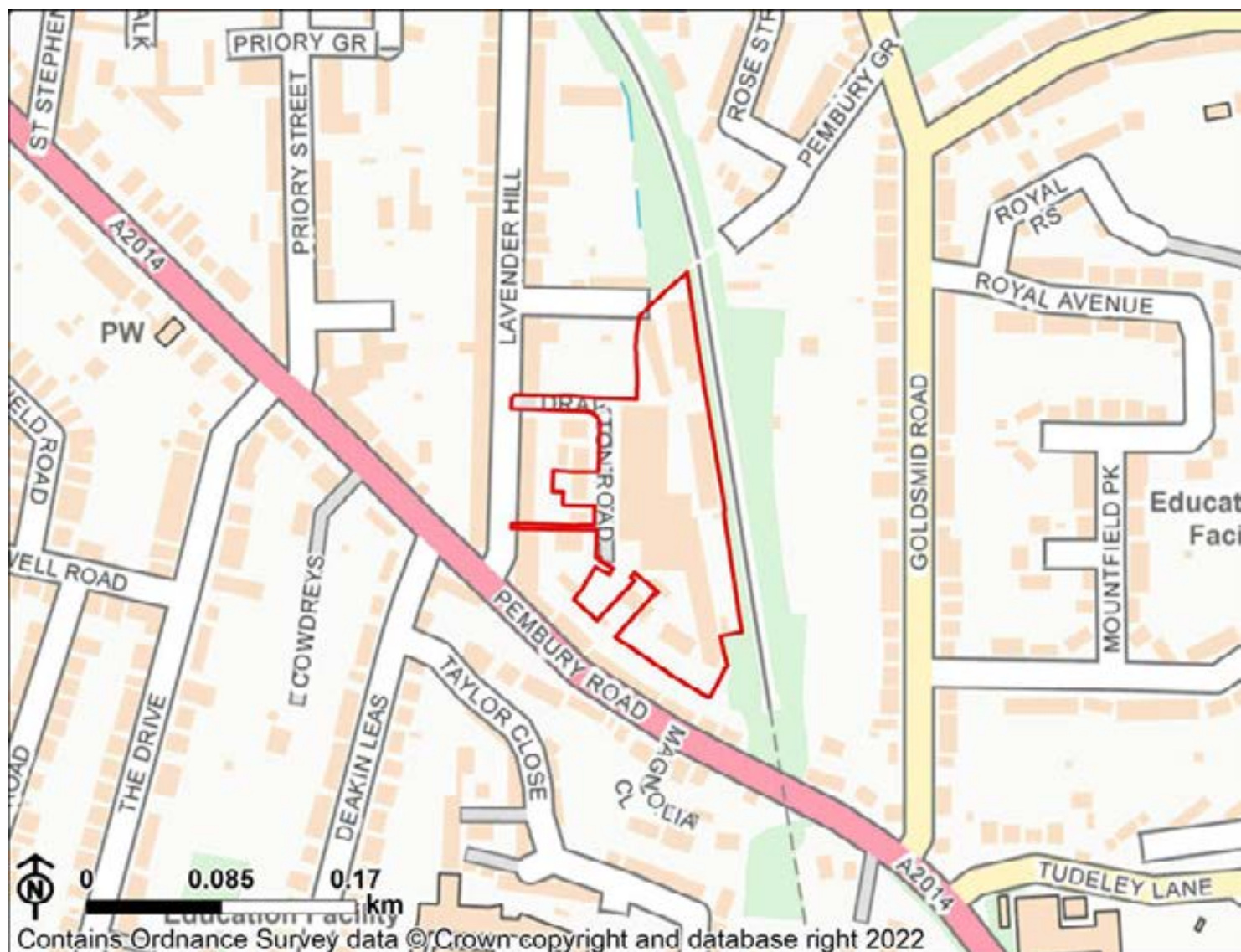
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59428

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($<25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59432

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

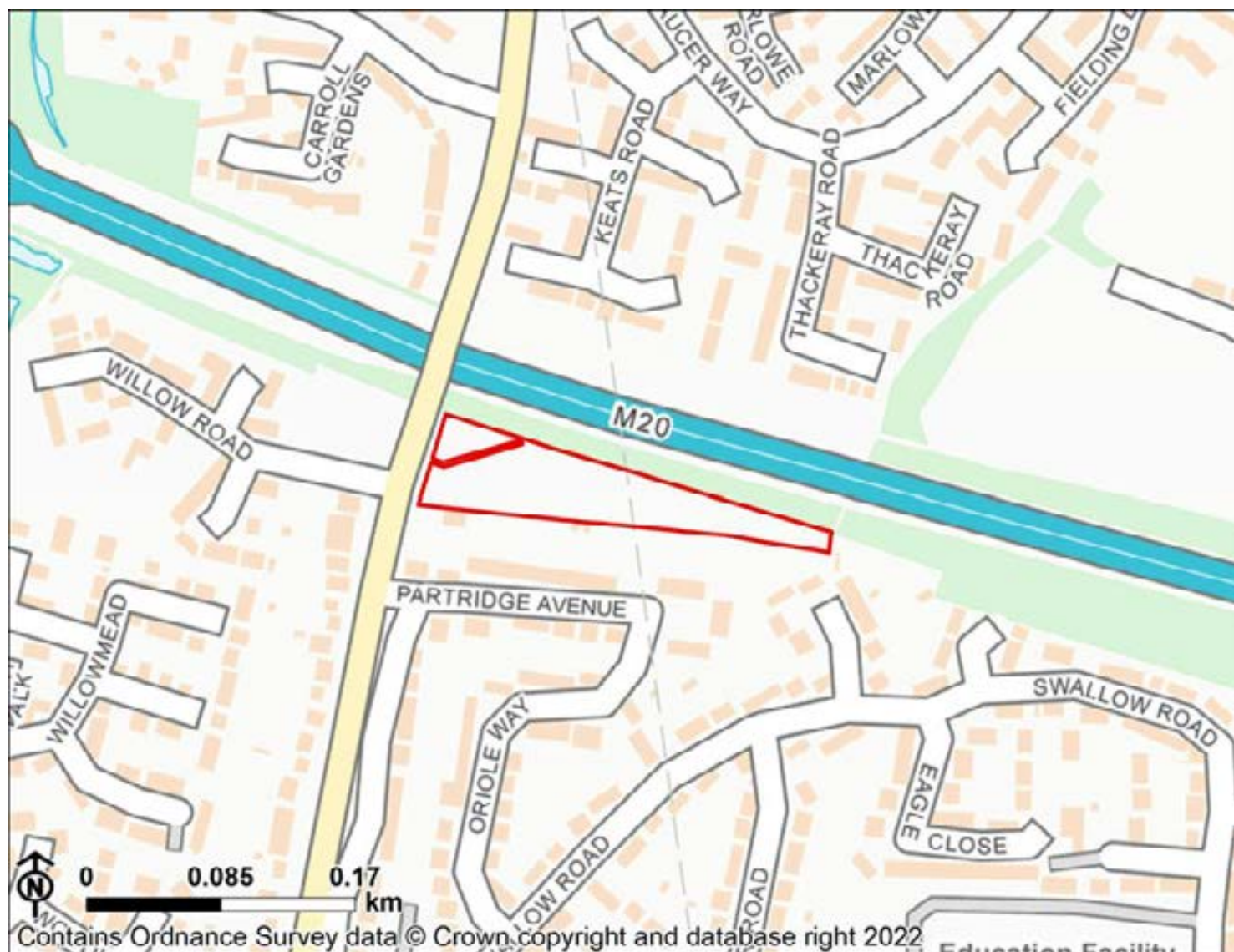
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59433

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59436

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1. The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59437

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.
The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

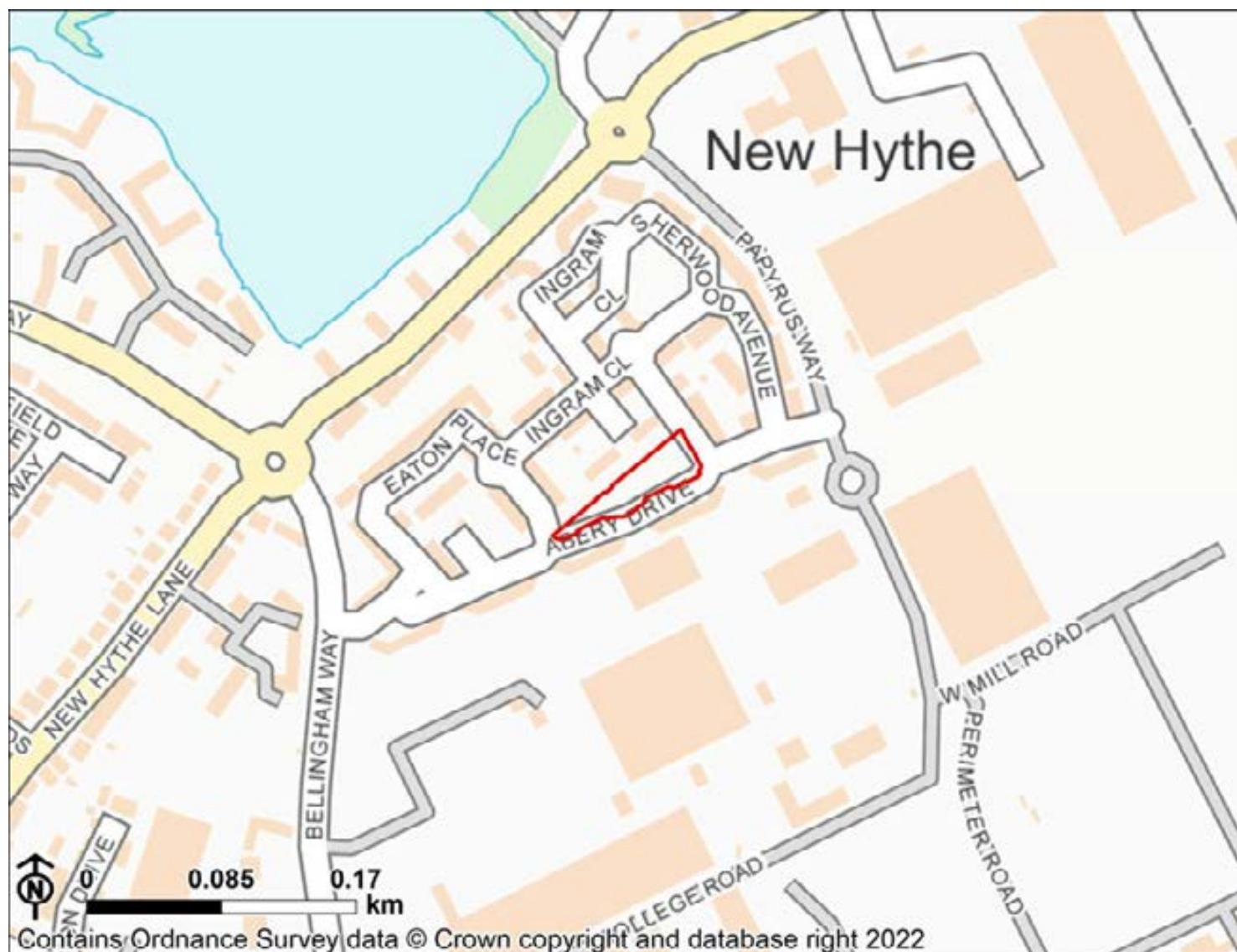
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59438

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

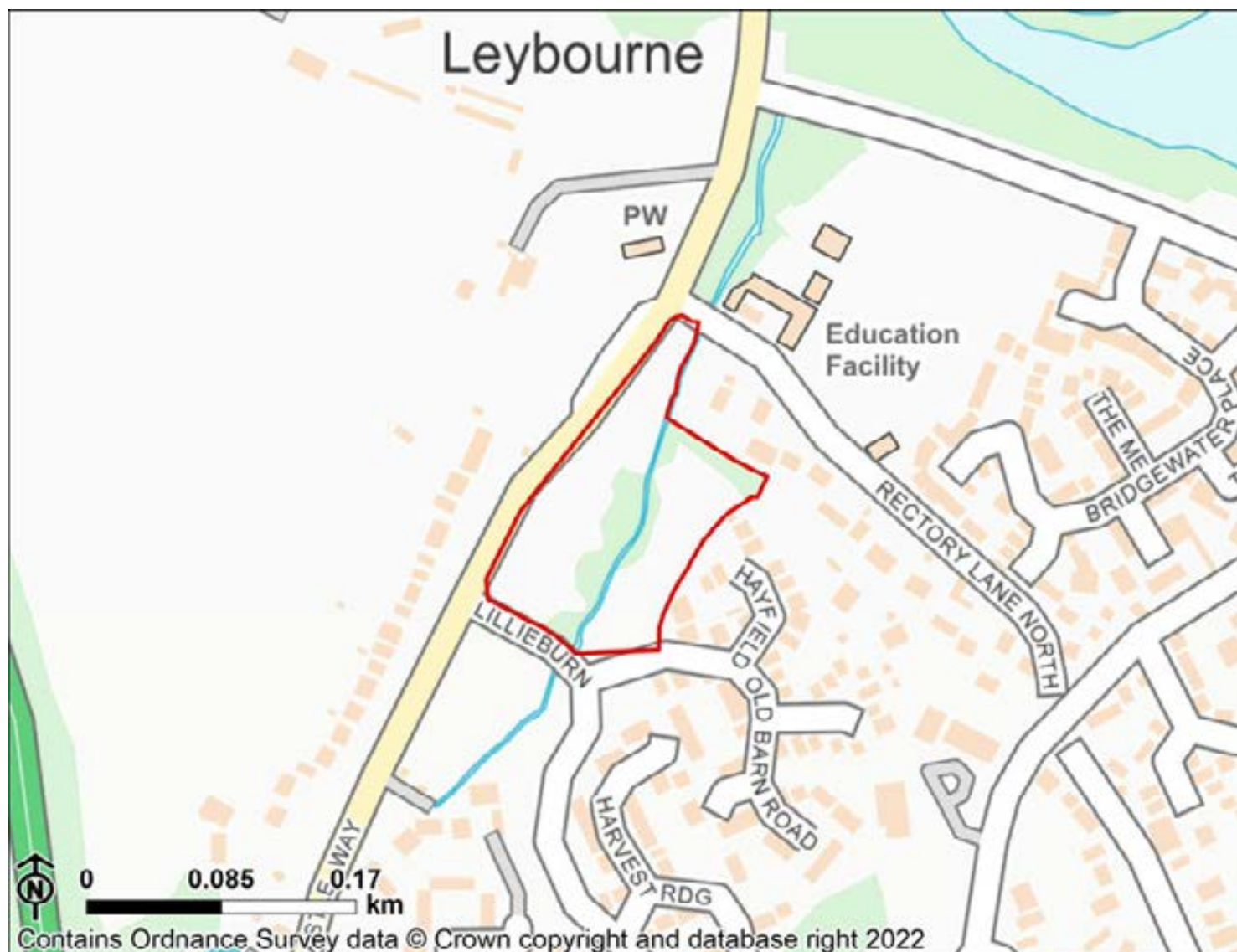
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59441

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

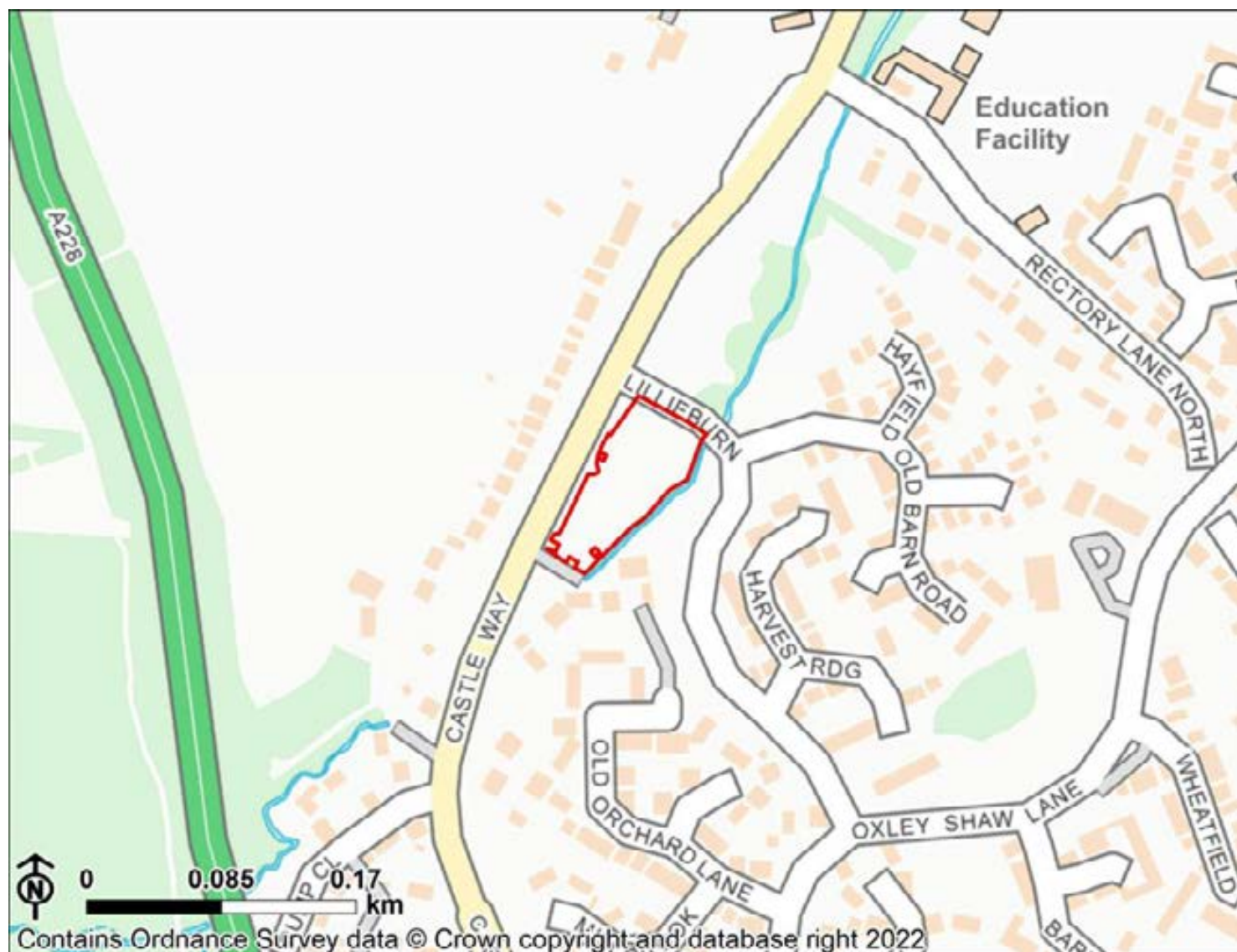
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59442

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

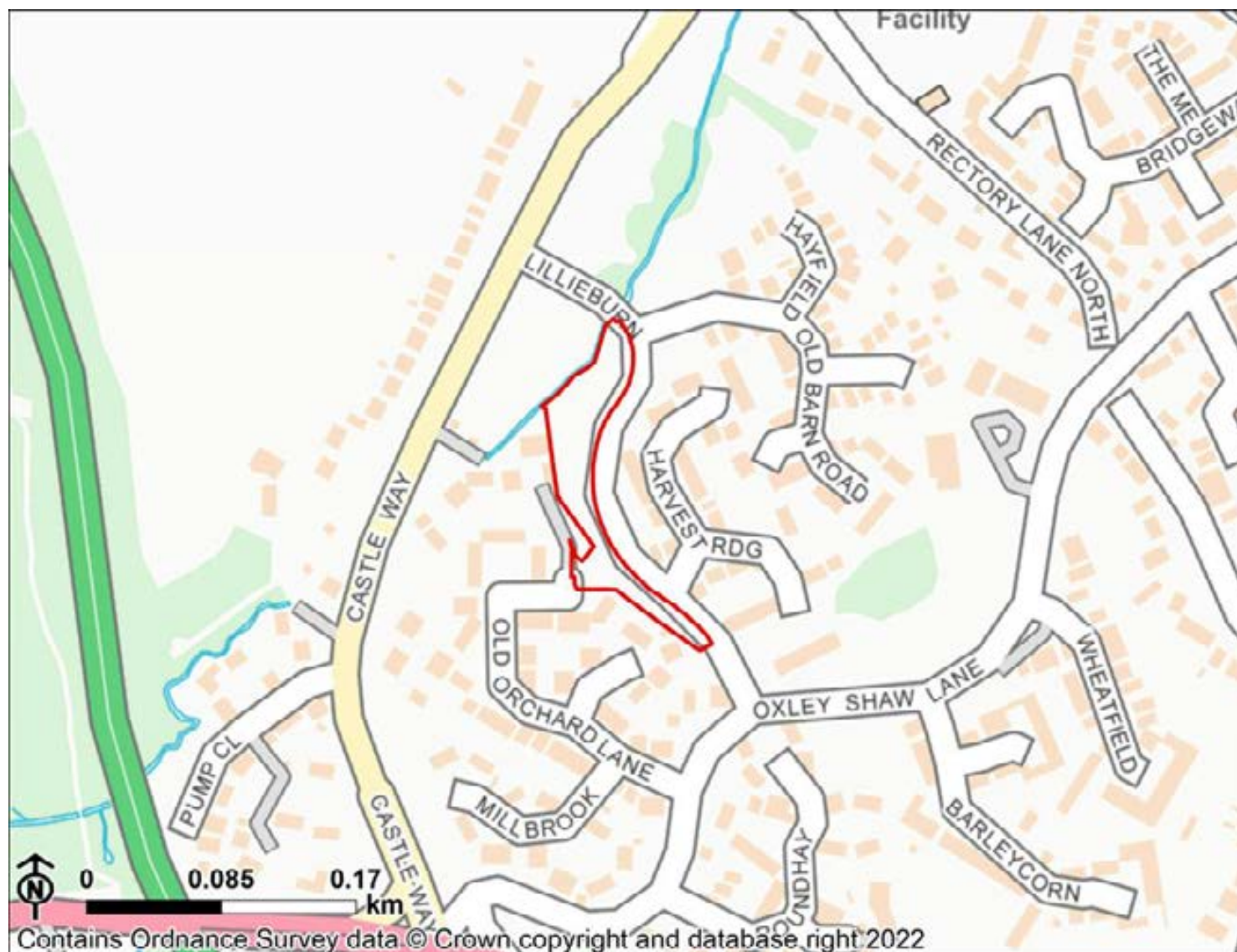
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59443

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

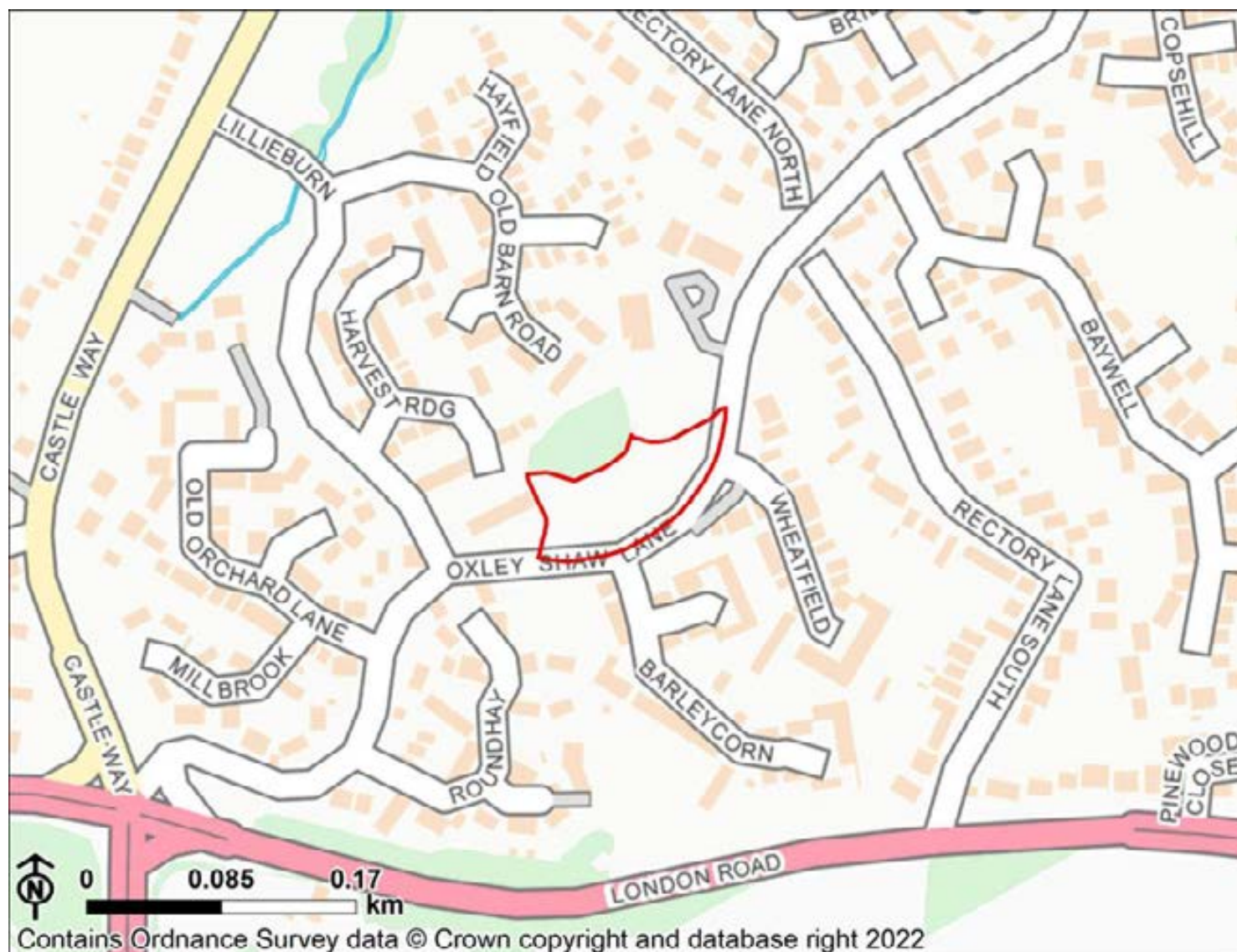
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59445

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59447

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

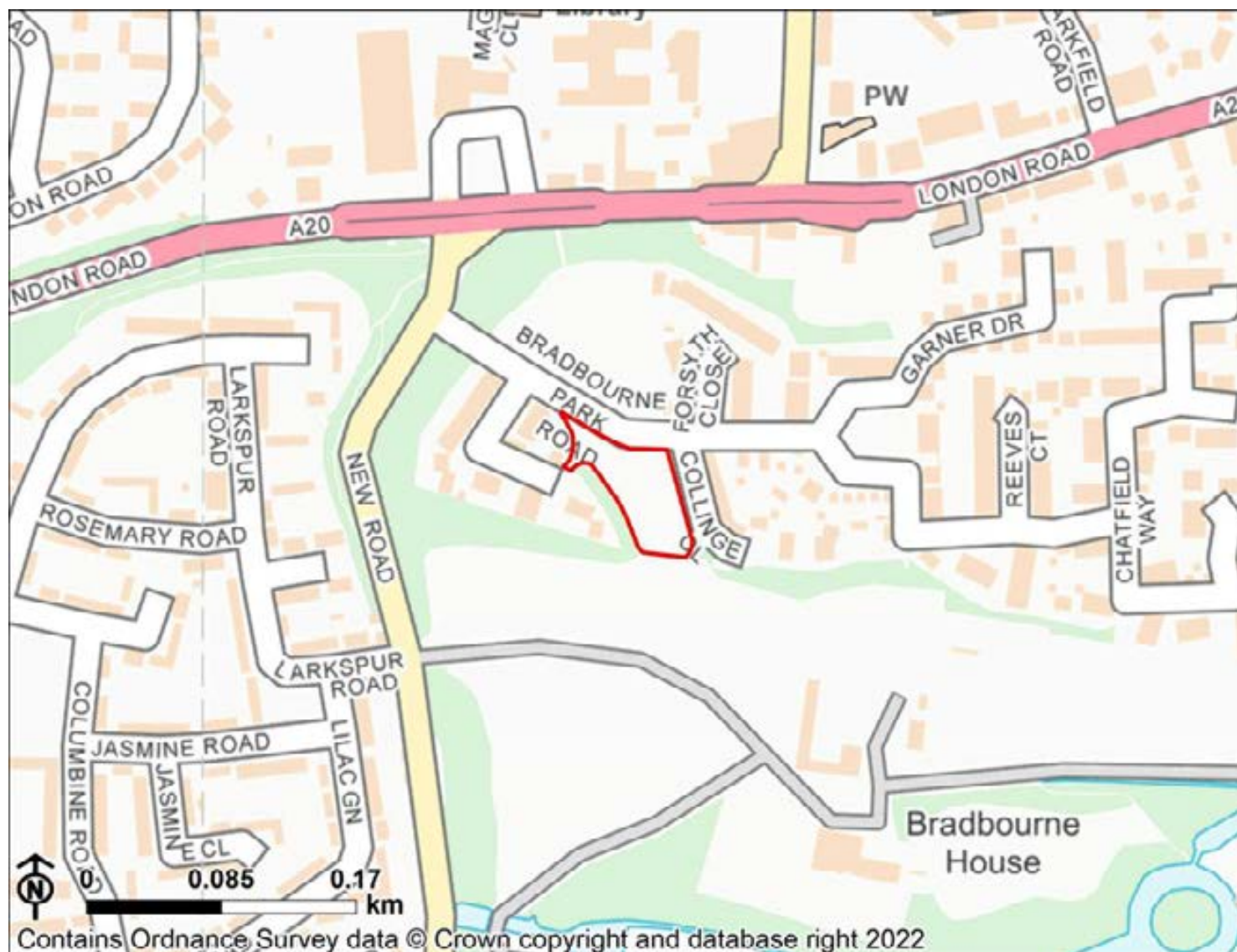
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59448

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.
The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59449

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++?)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could

stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain negligible (0?)

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

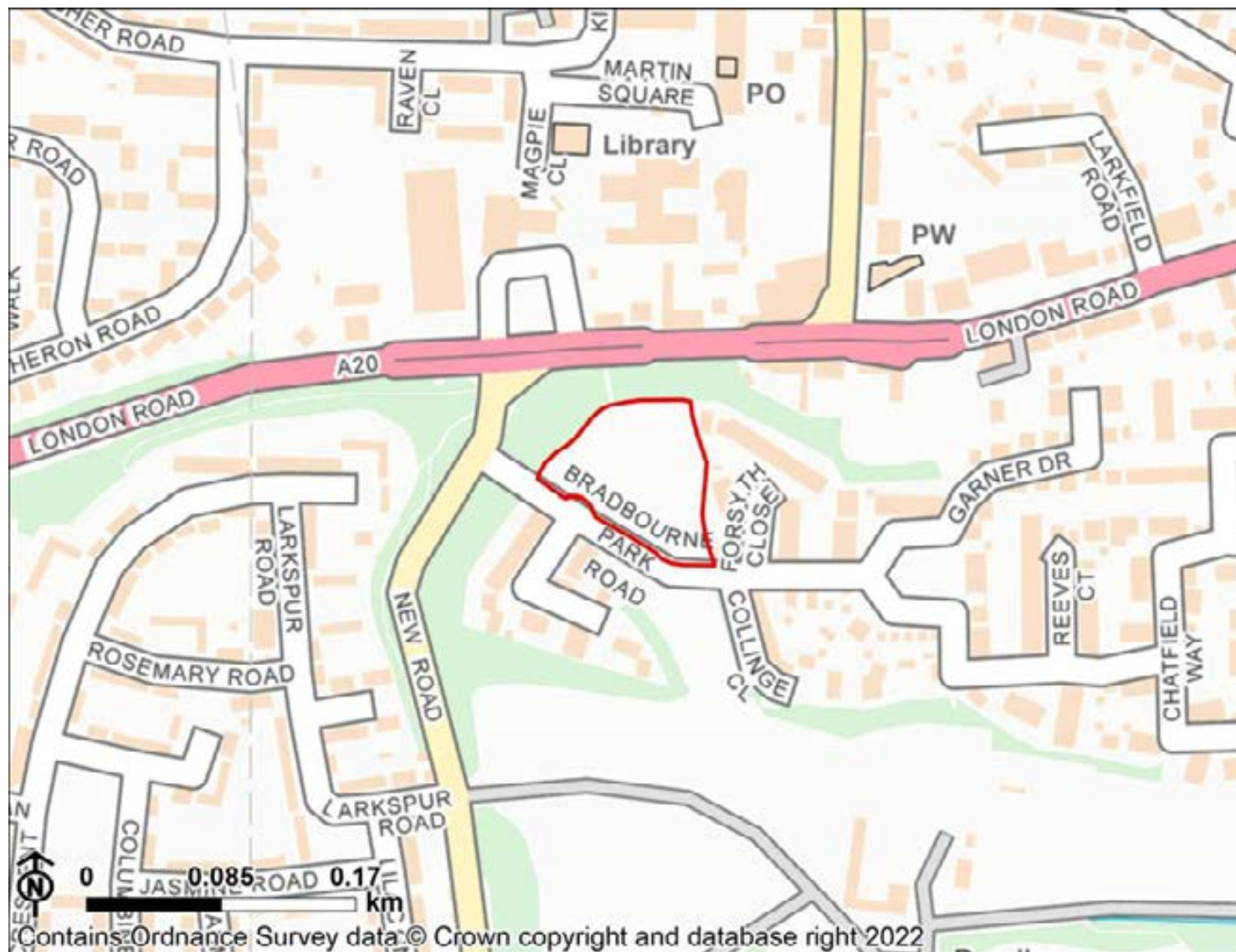
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59450

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Significant negative (--)

The site is within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59456

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

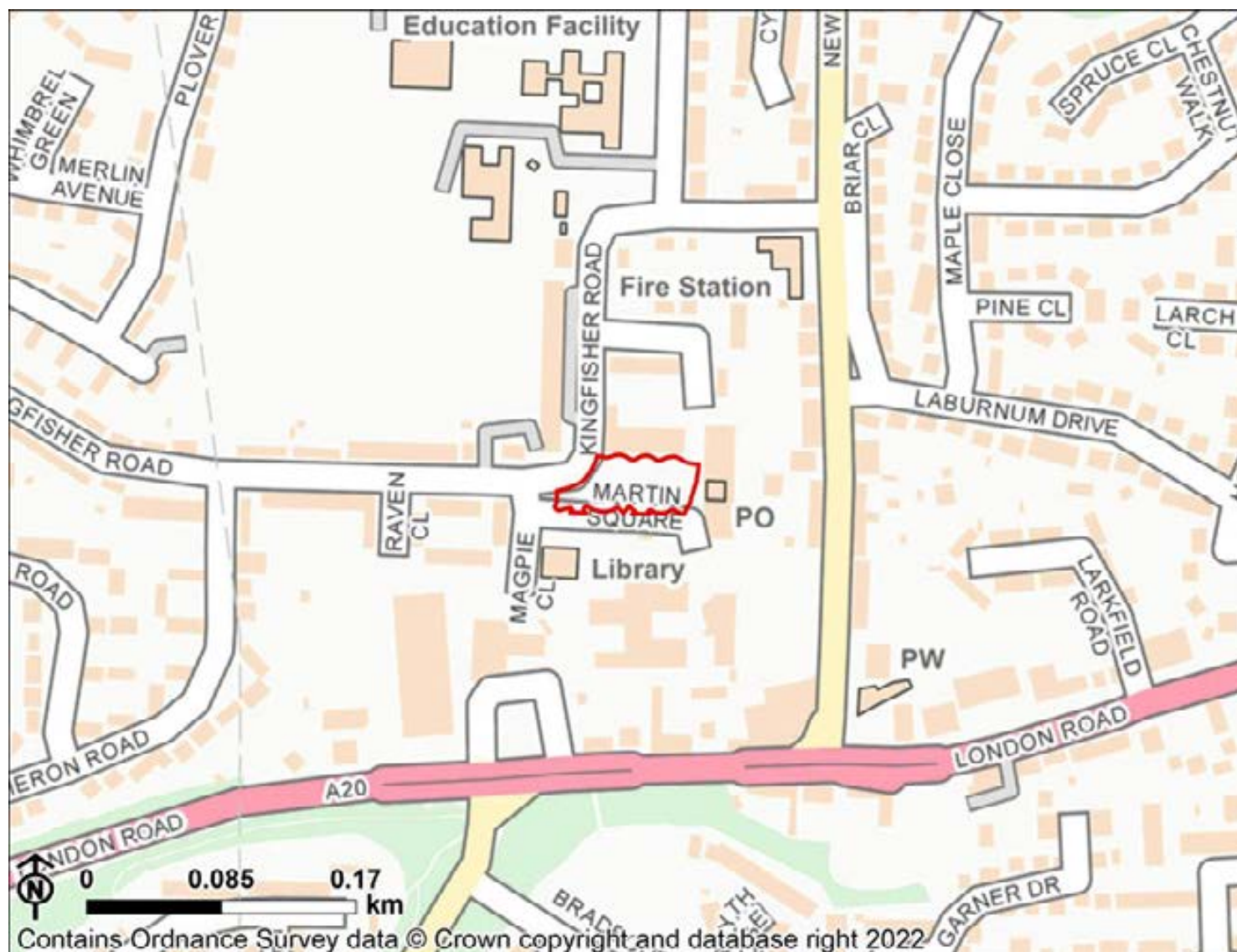
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59457

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain negligible (0?)

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Significant negative (--)

The site is within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

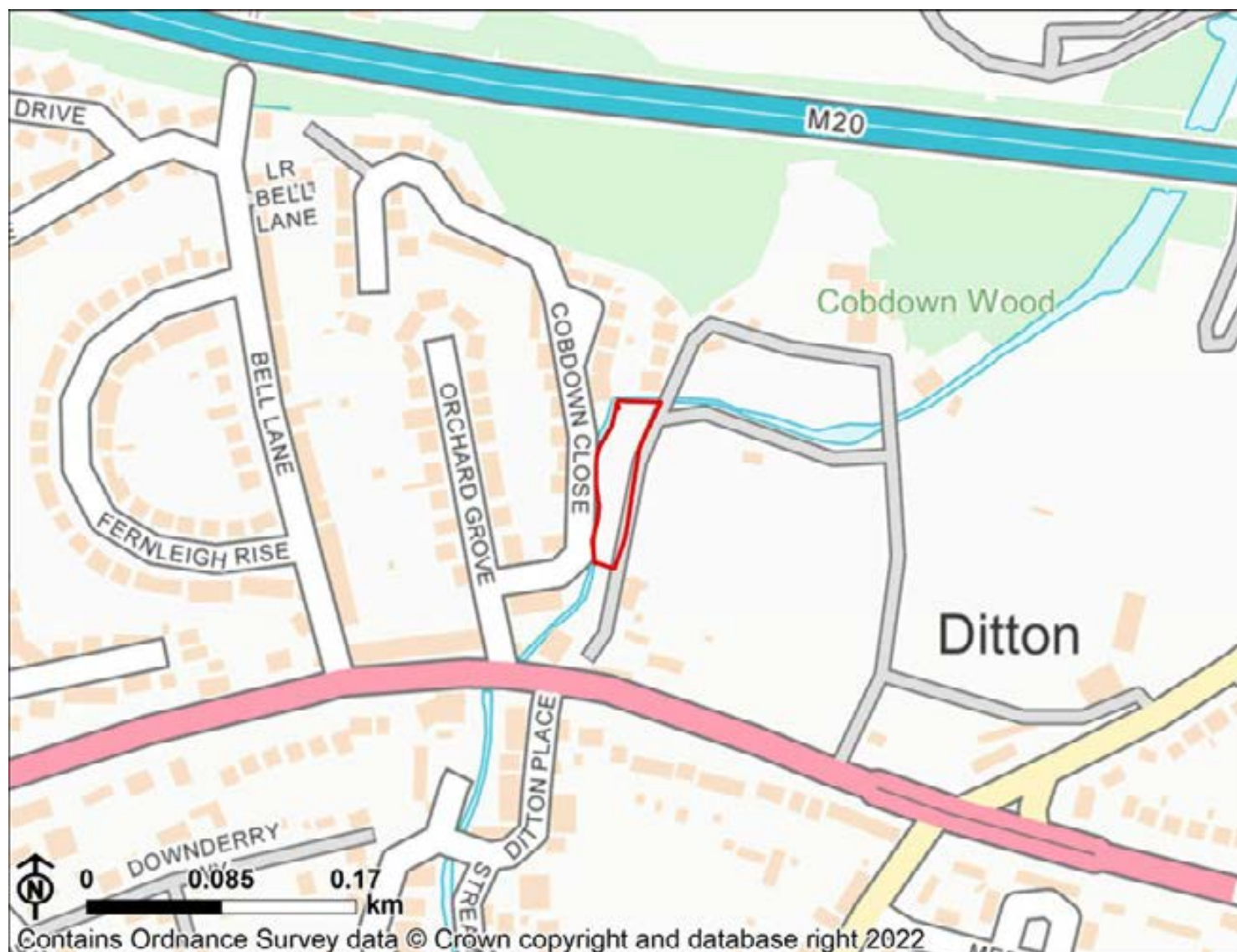
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59460

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Significant negative (--)

The site is within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

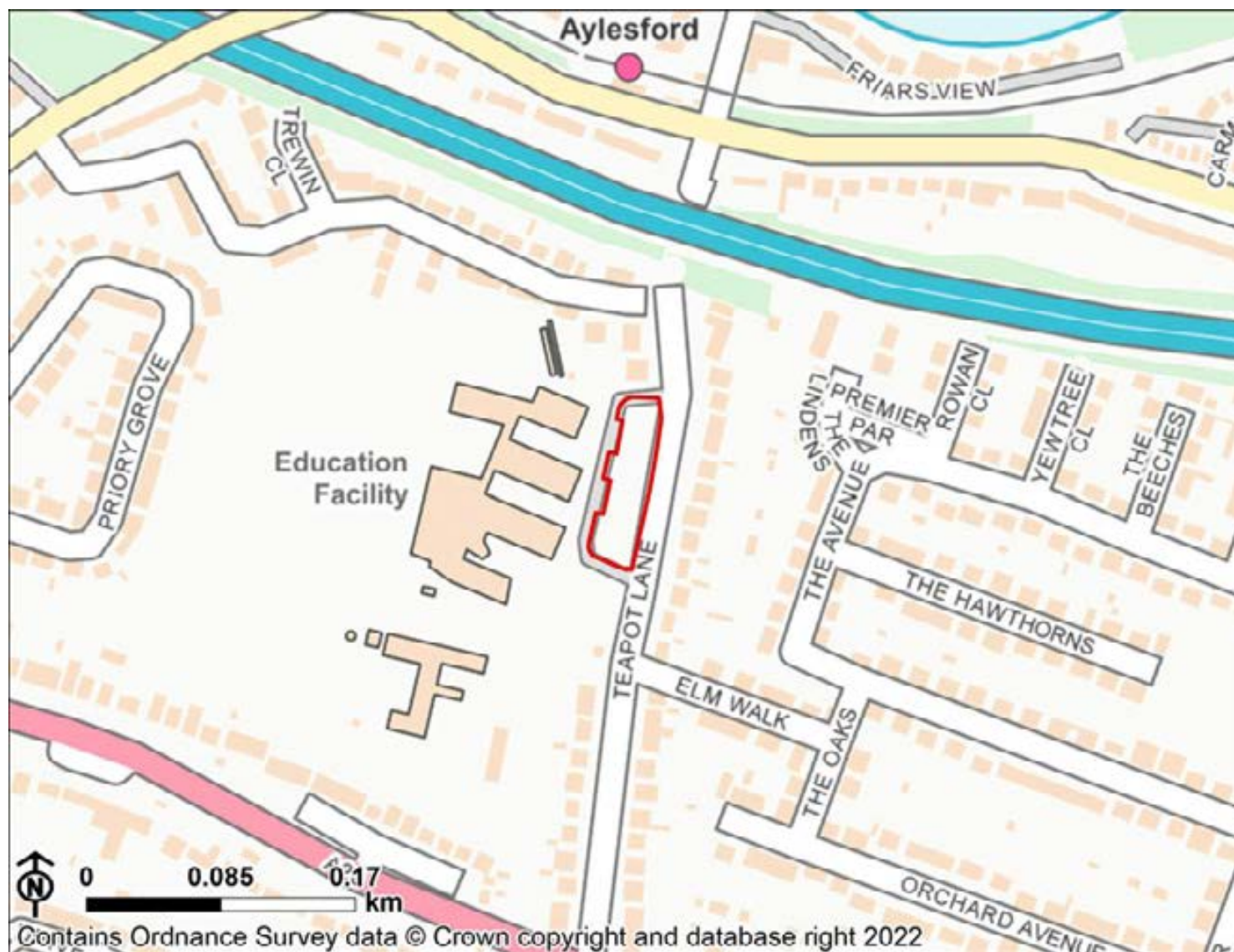
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59464

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Significant negative (--)

The site is within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59469

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++?)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could

stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

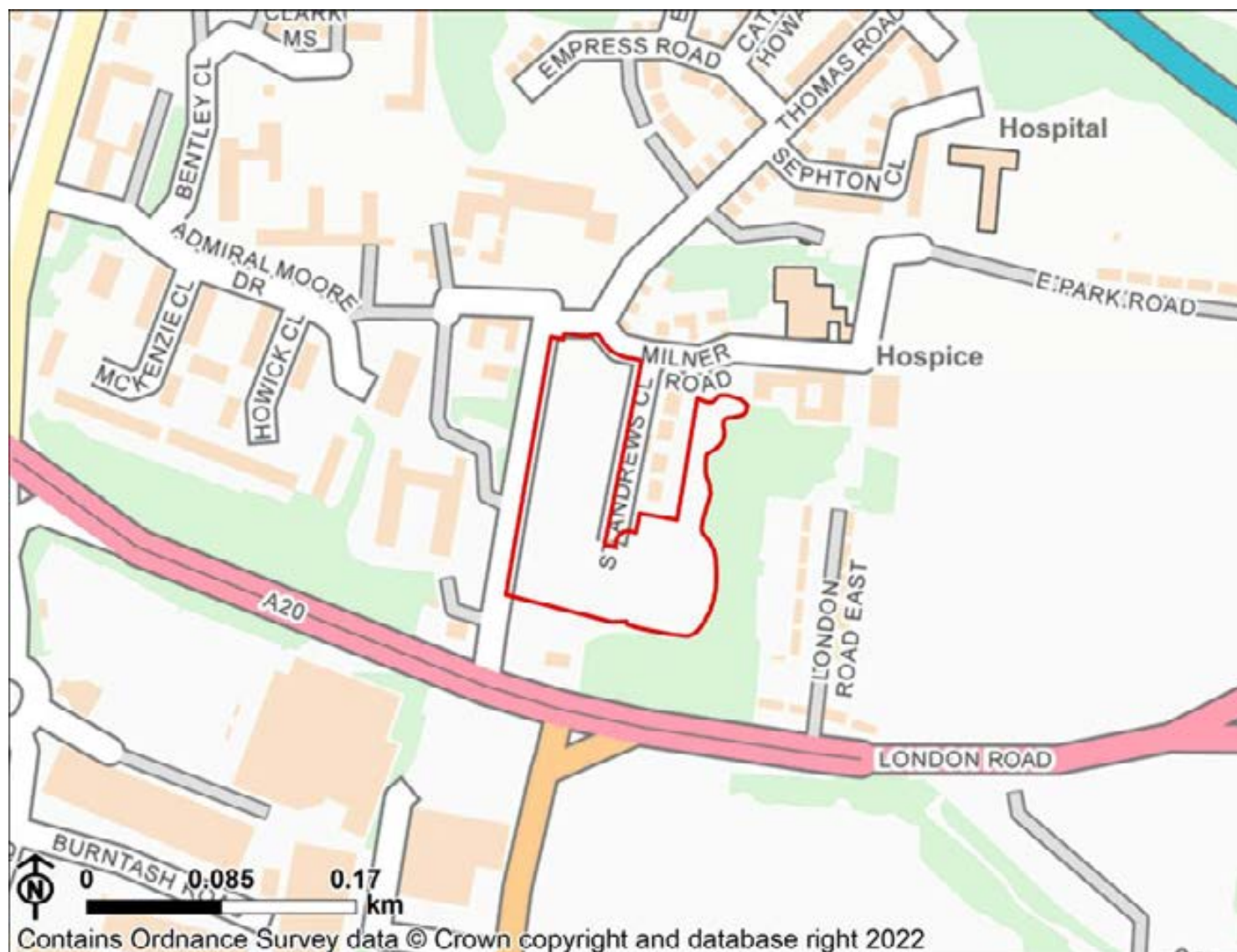
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59472

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($<25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Significant negative (--)

The site is within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

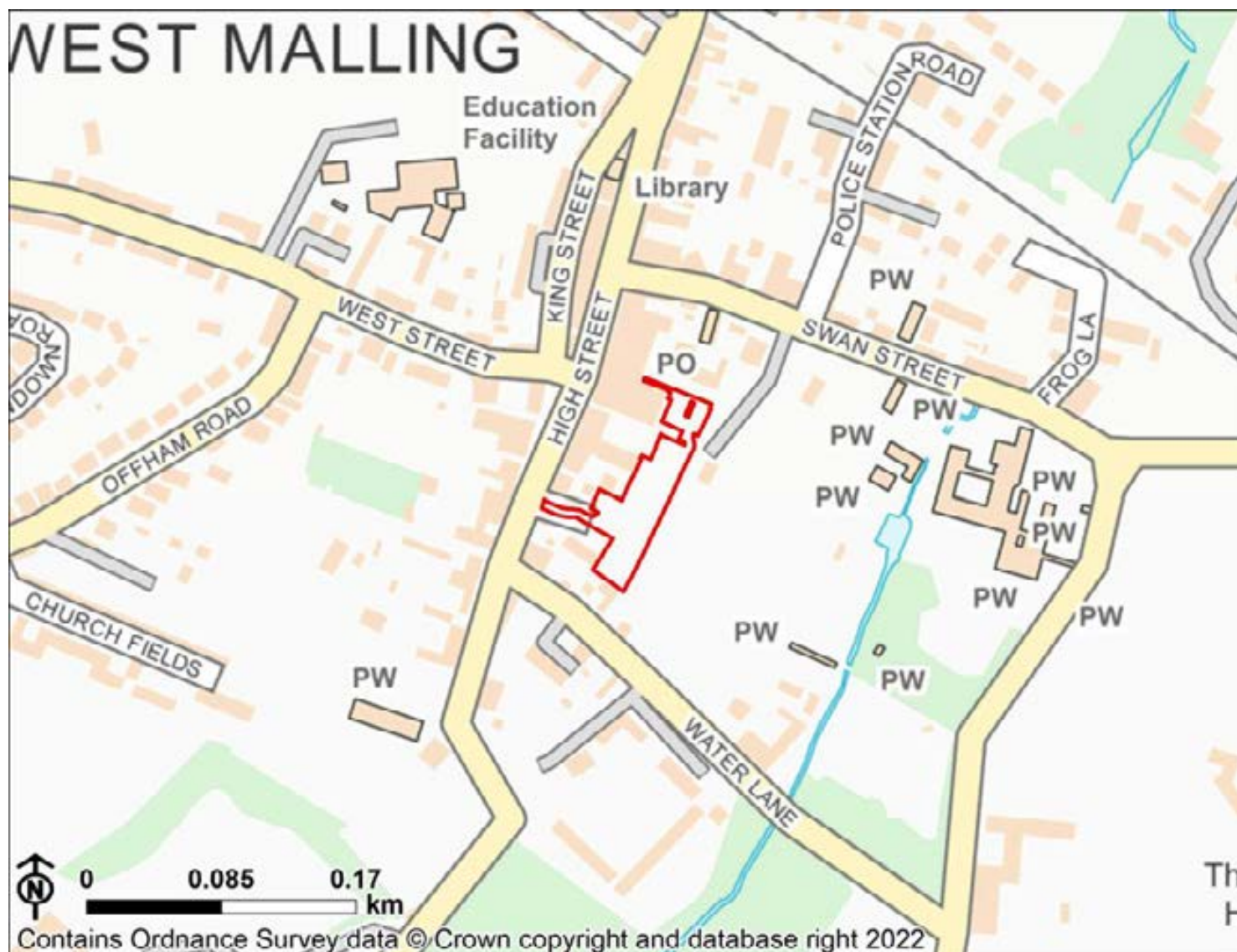
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59488

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59489

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

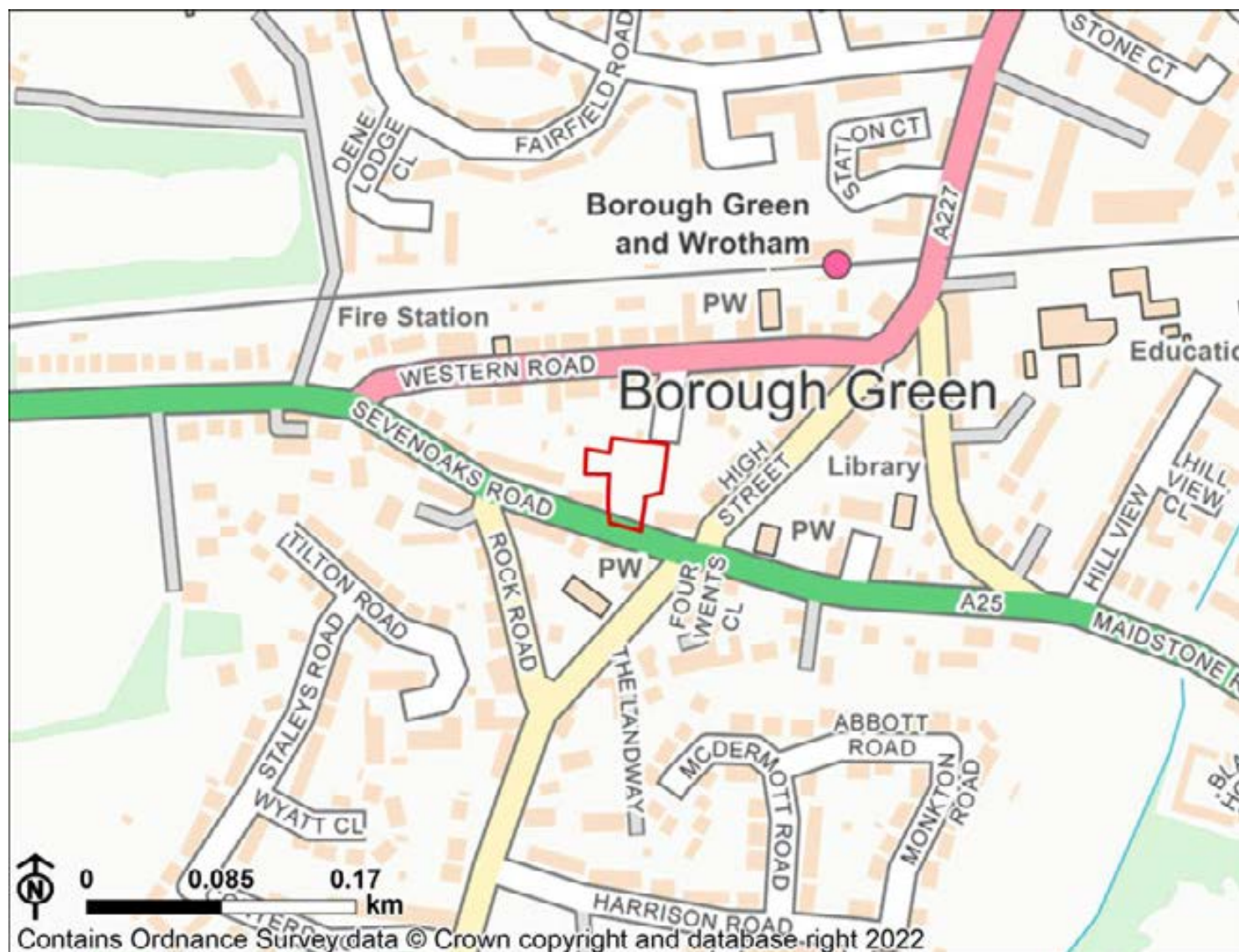
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59492

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Significant negative (--)

The site is within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

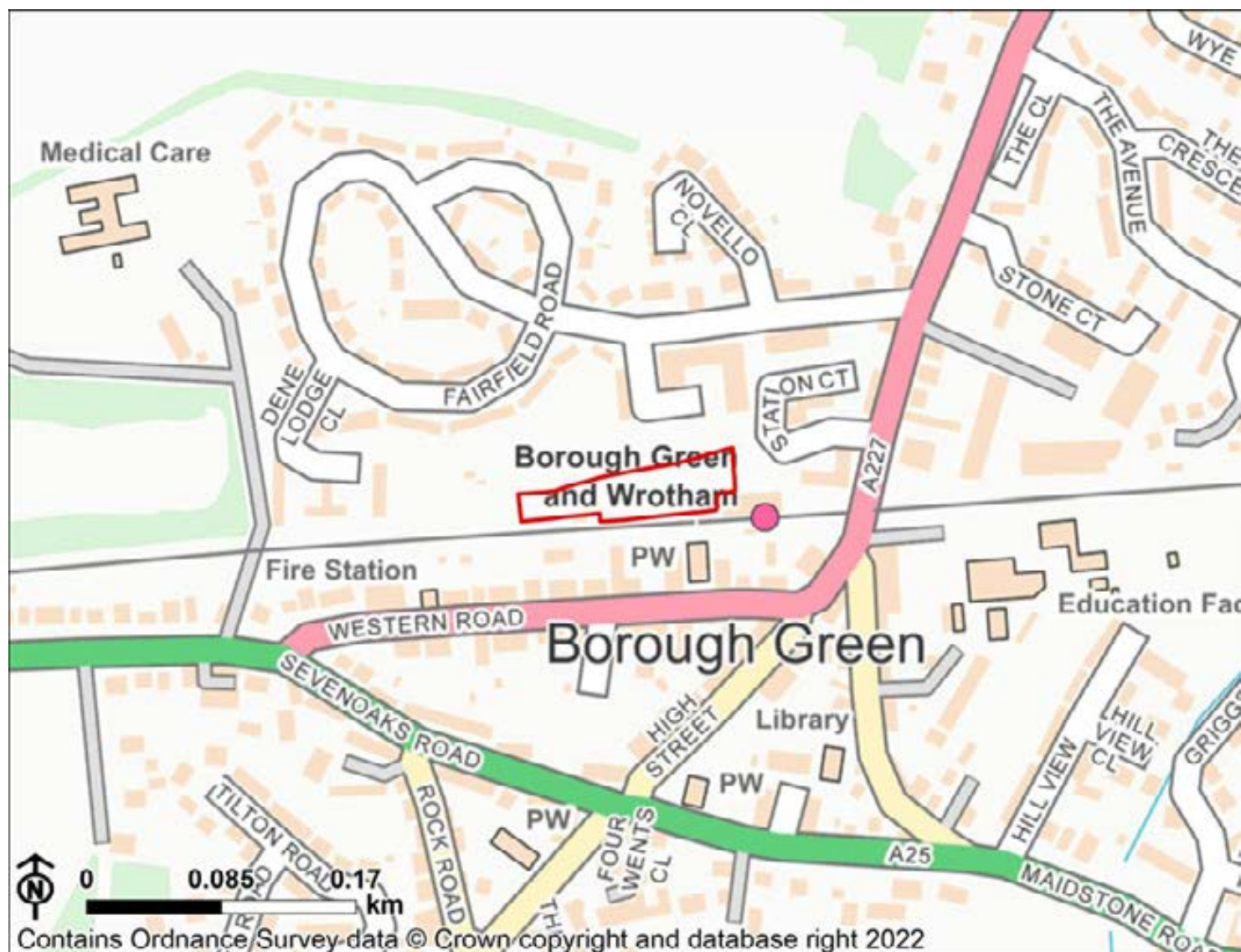
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59493

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Significant negative (--)

The site is within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

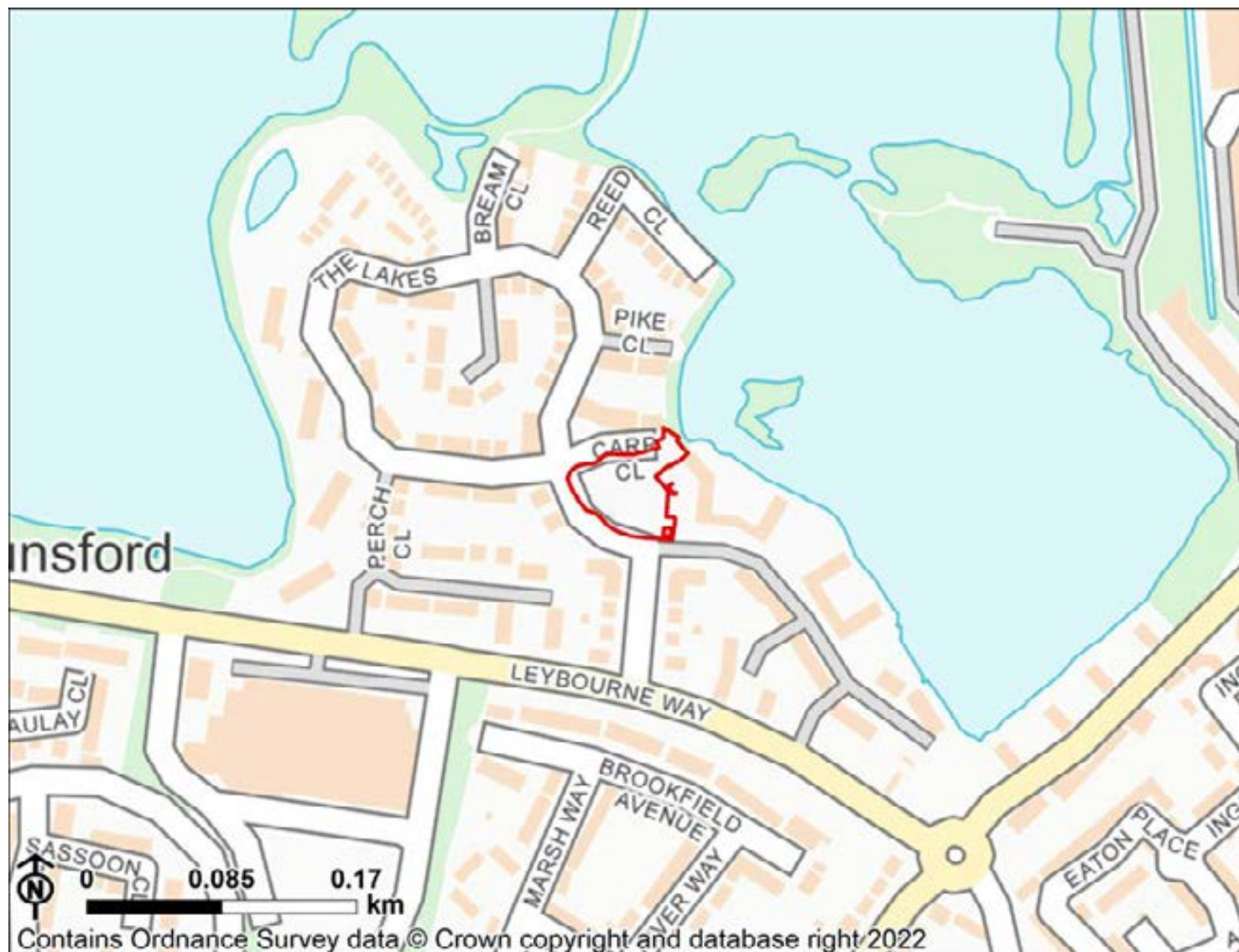
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59494

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

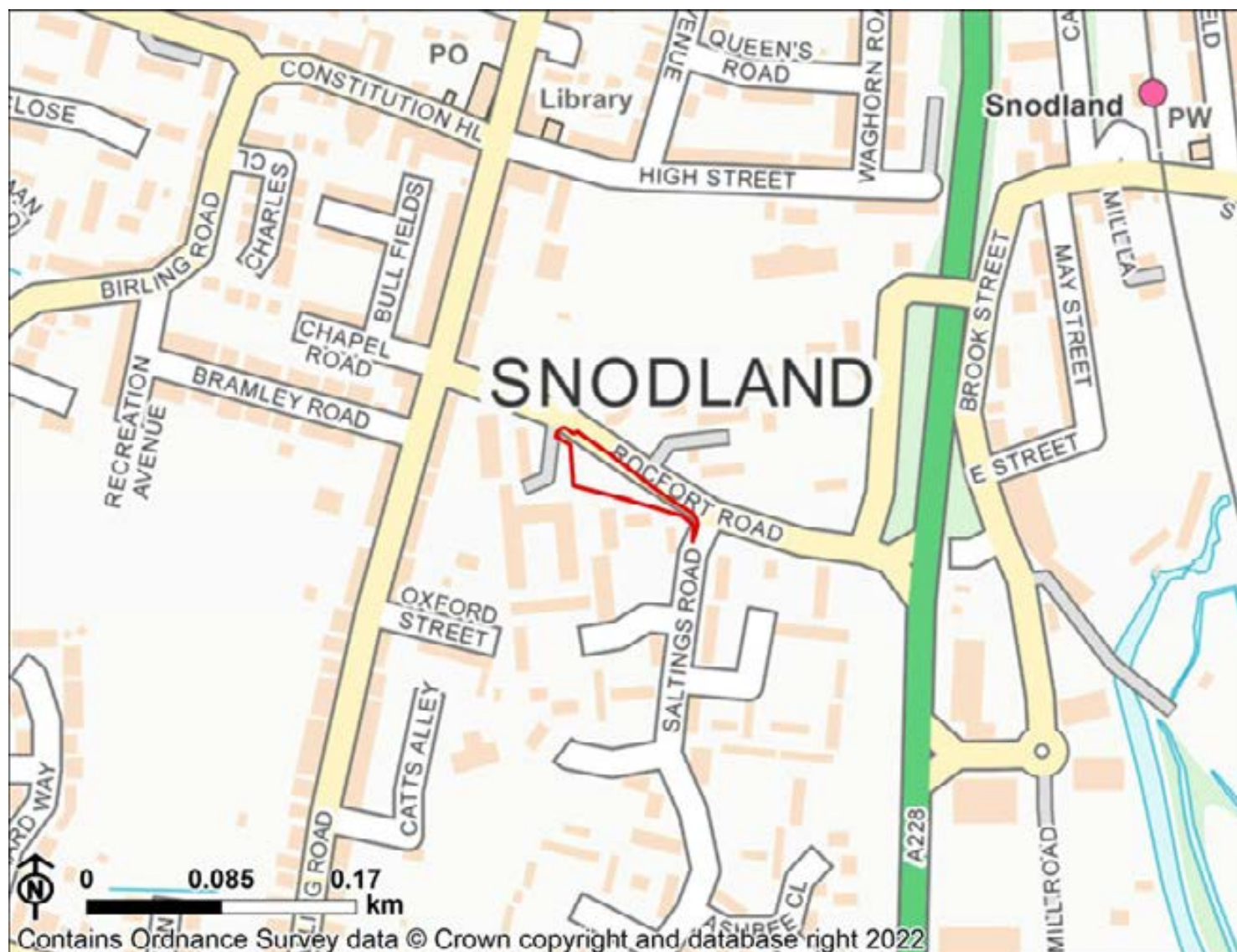
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59502

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

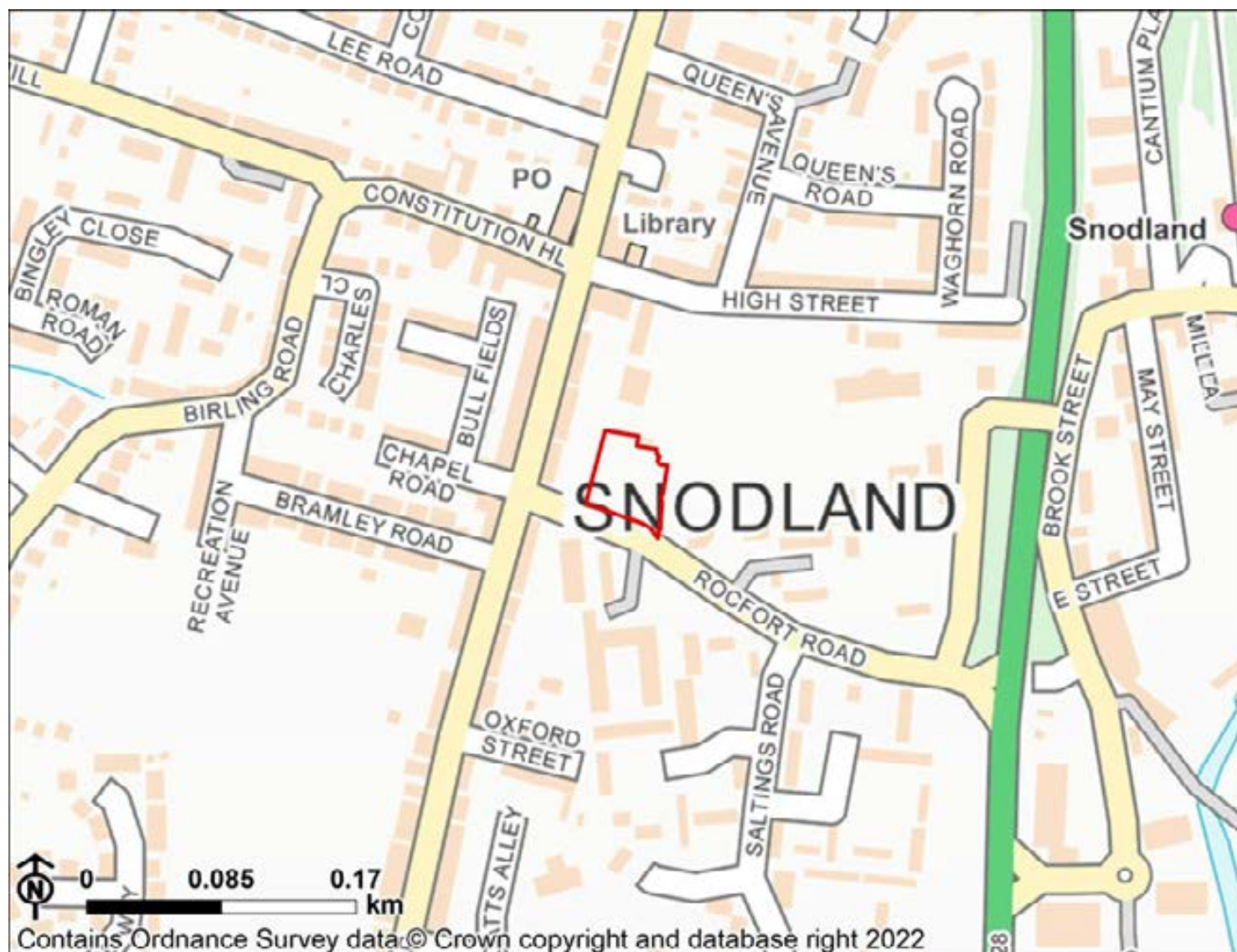
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59505

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59507

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could

stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain negligible (0?)

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

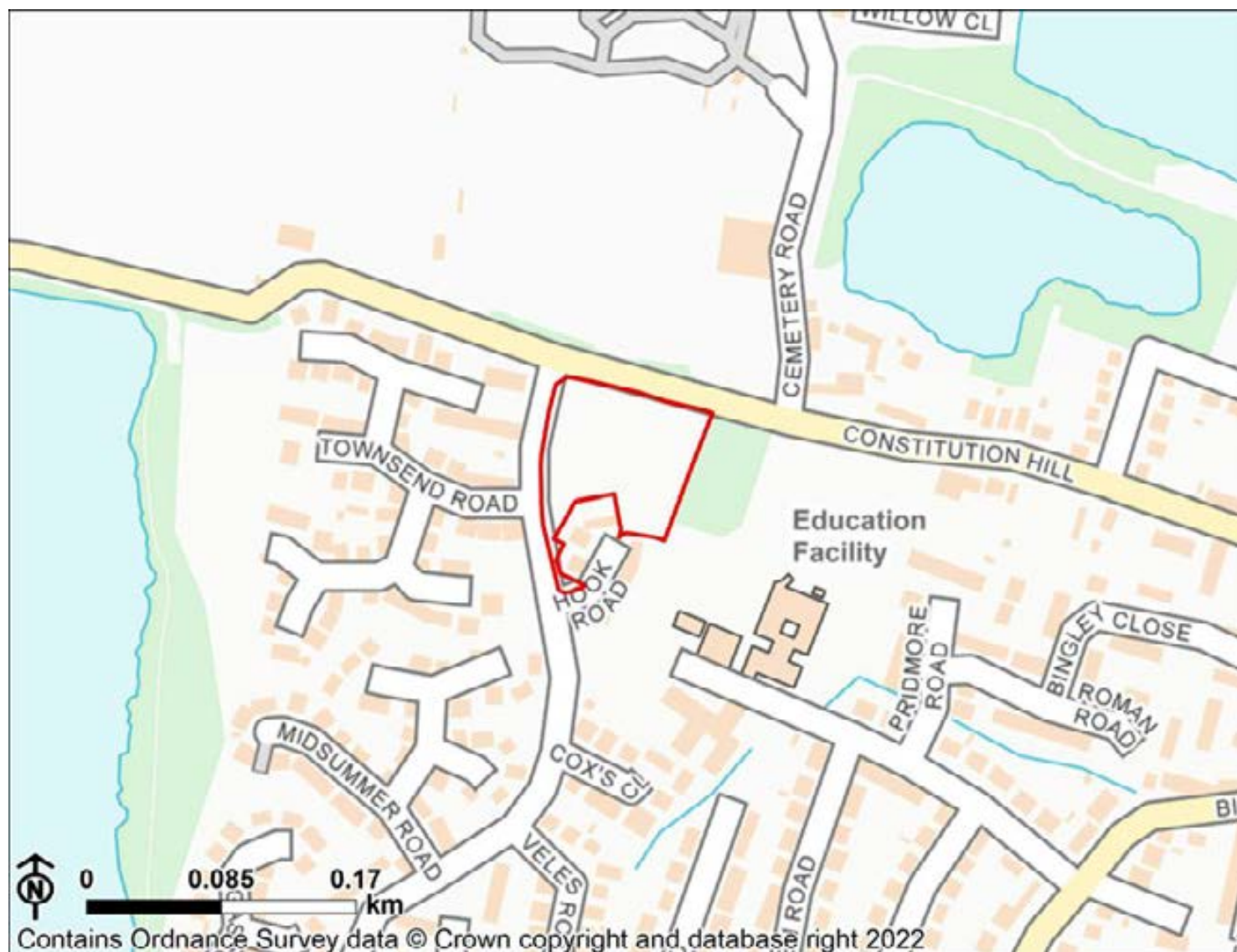
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59509

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

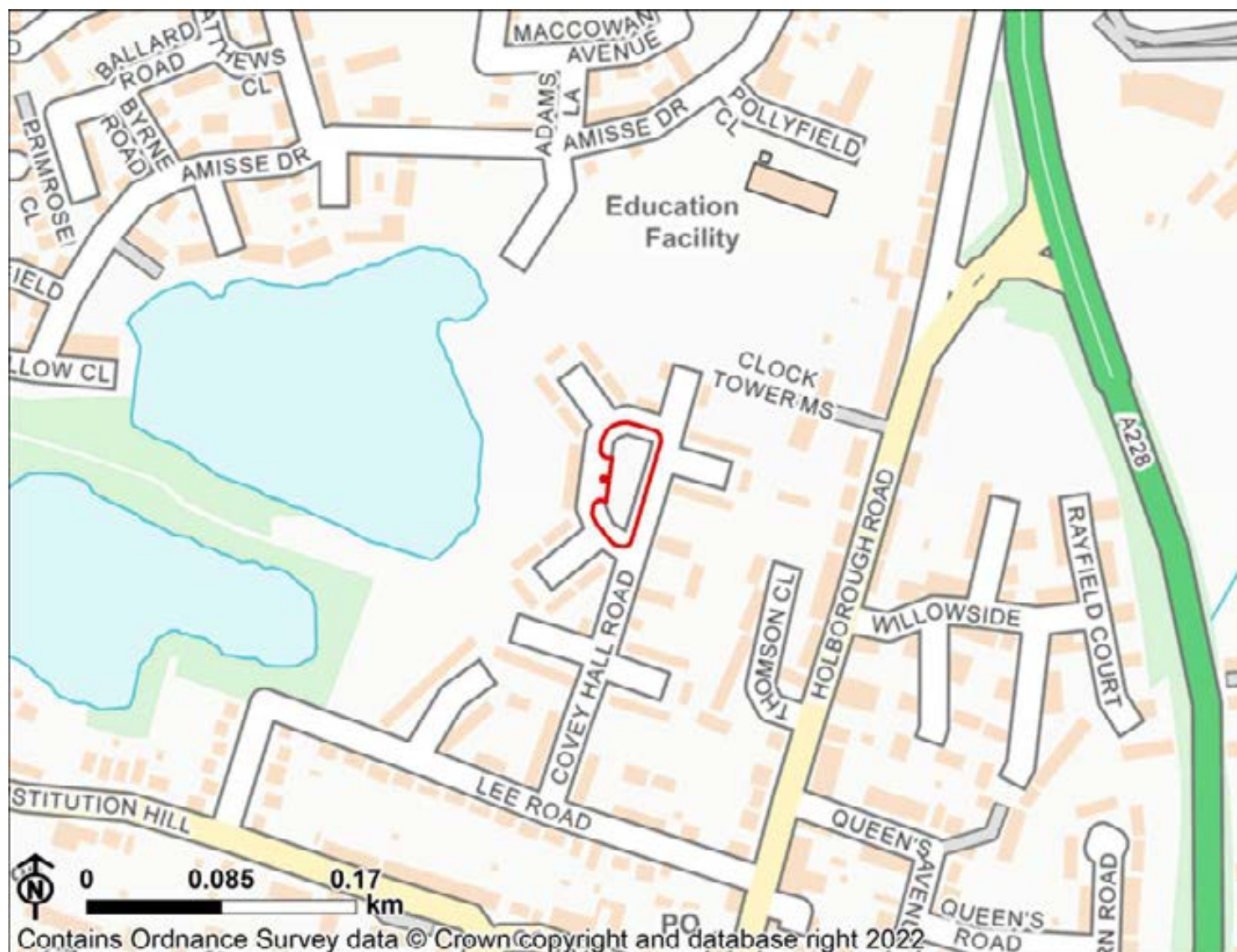
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59510

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

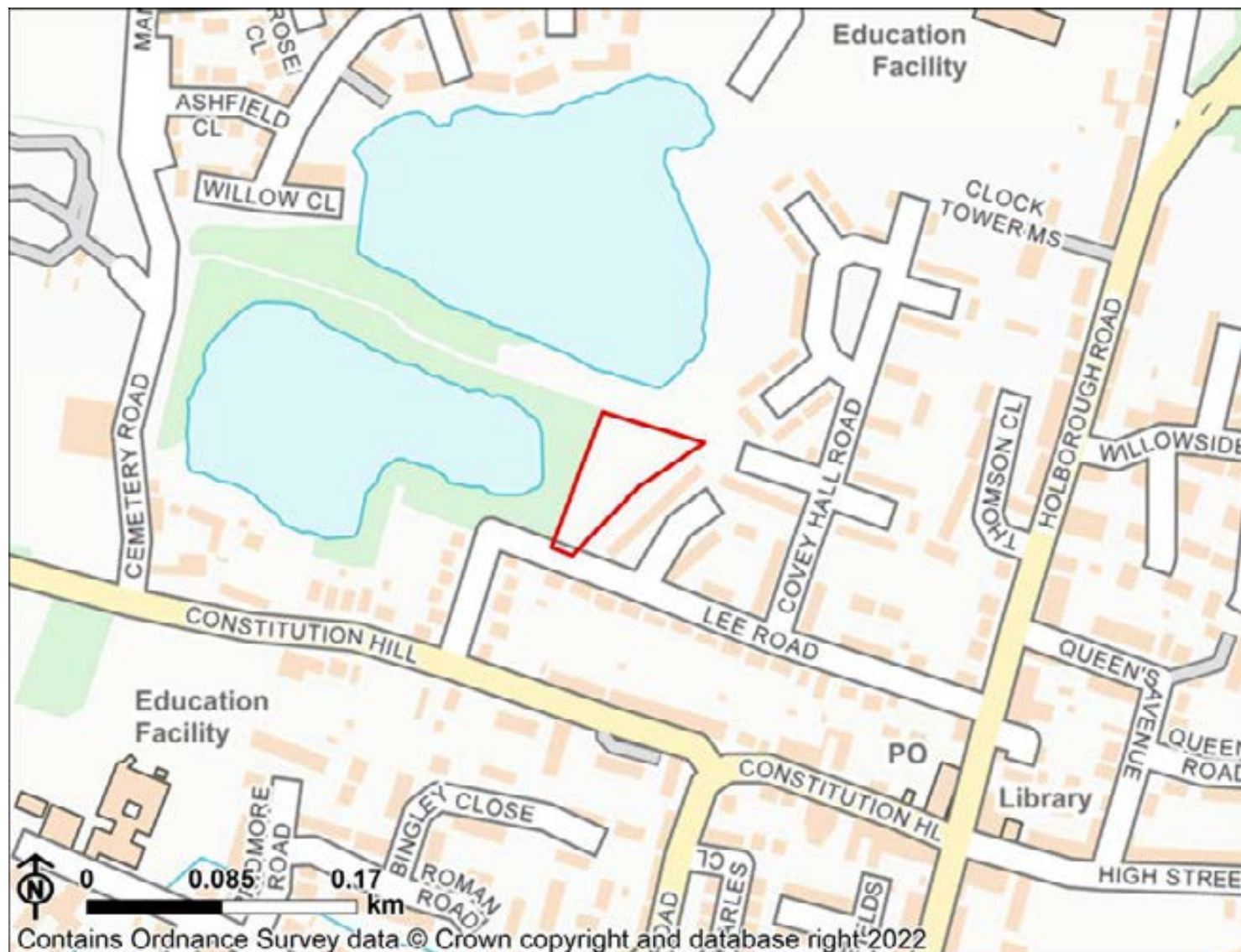
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59511

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

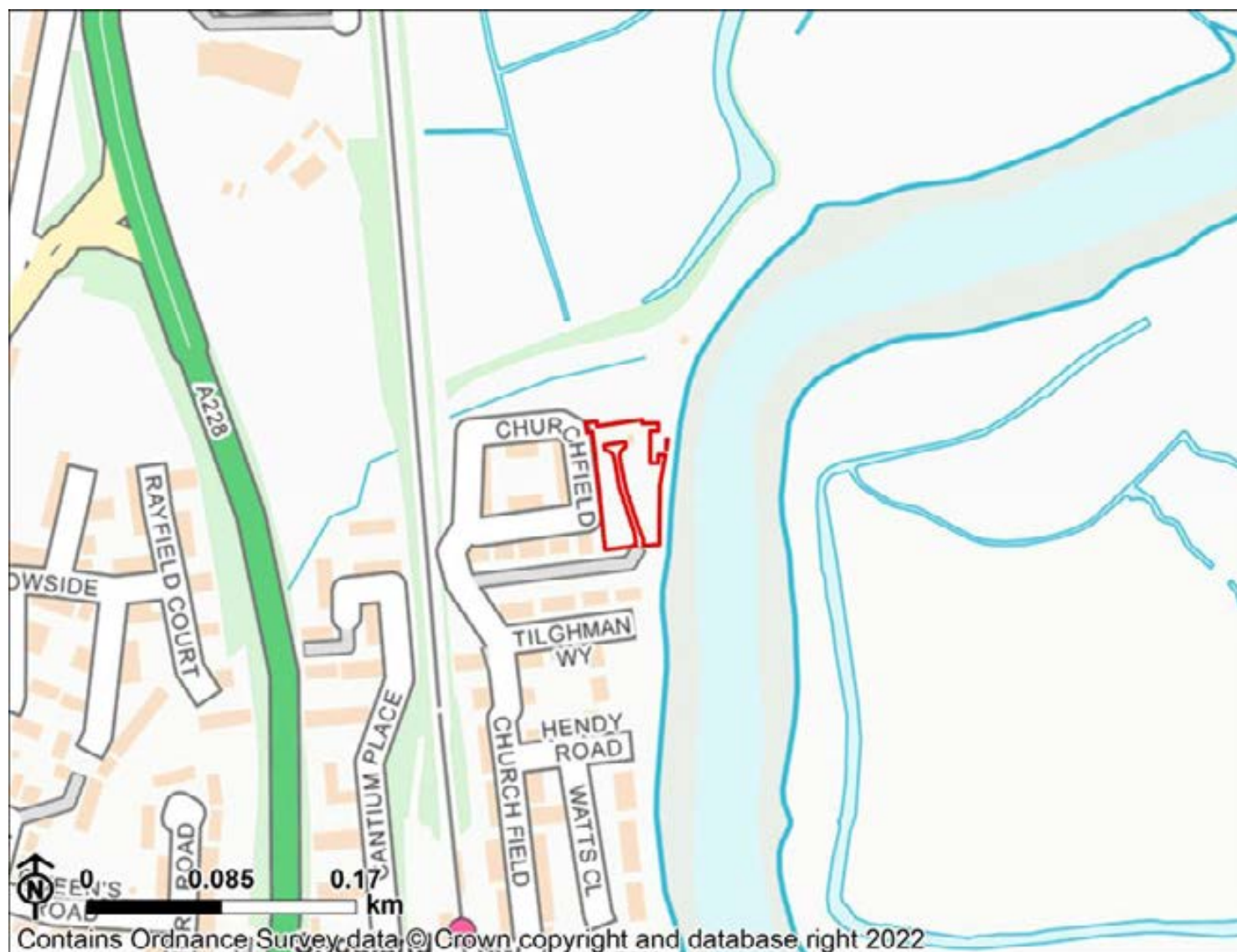
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59512

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59515

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or

3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59516

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard

against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59521

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain minor negative (-)

The site is located between 250m-1km of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--) / Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard

against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

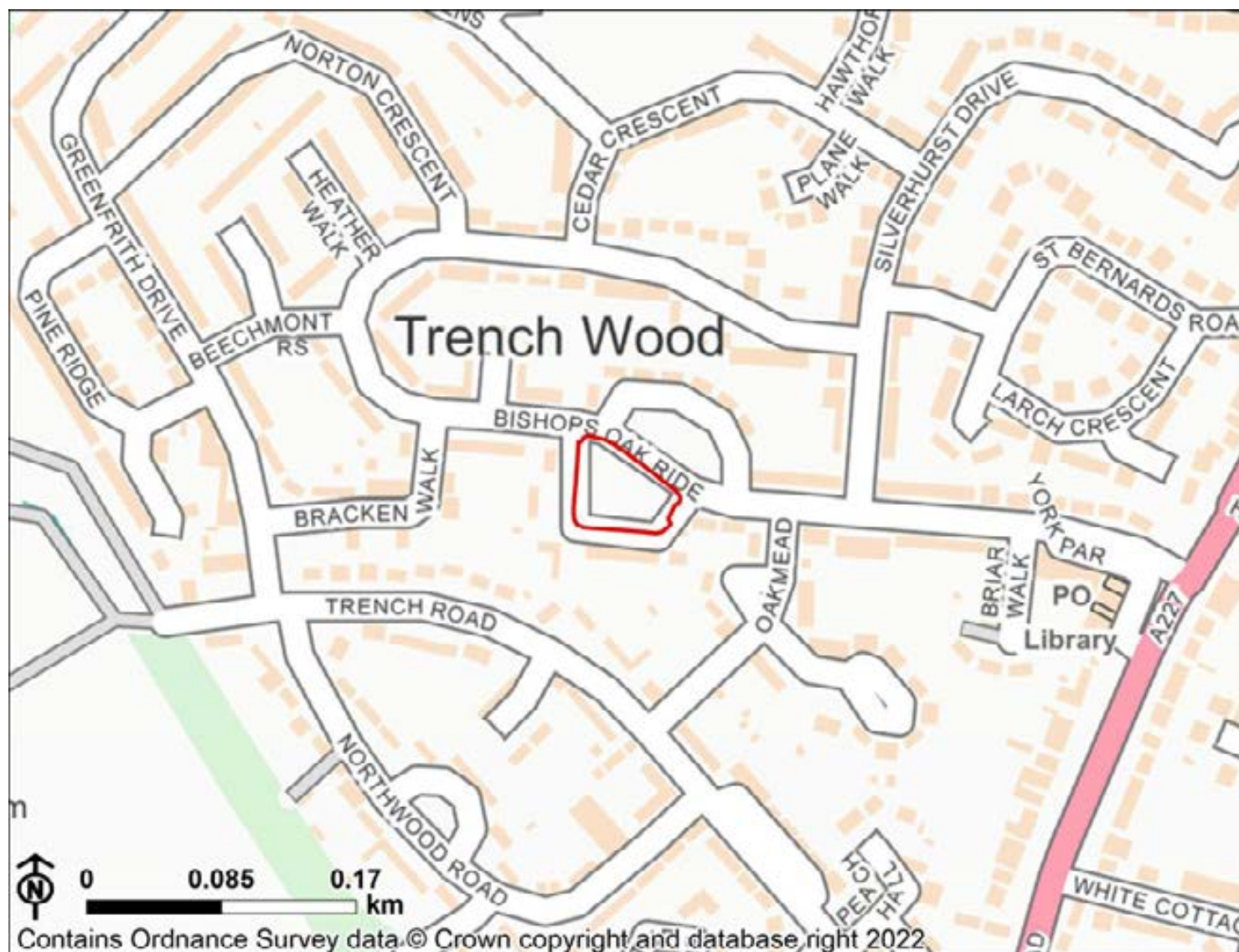
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59522

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or

3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59524

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--) / Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard

against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

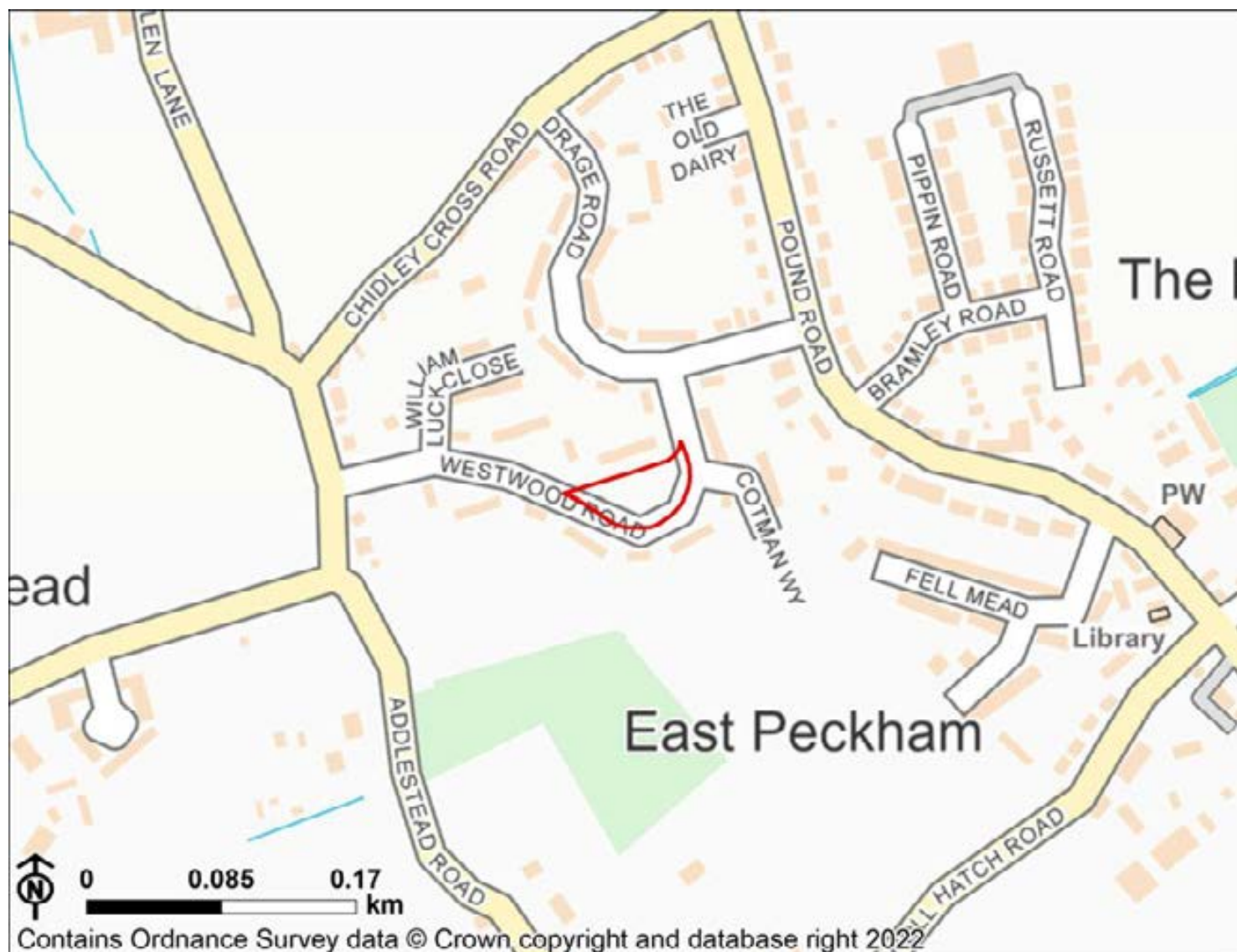
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59525

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

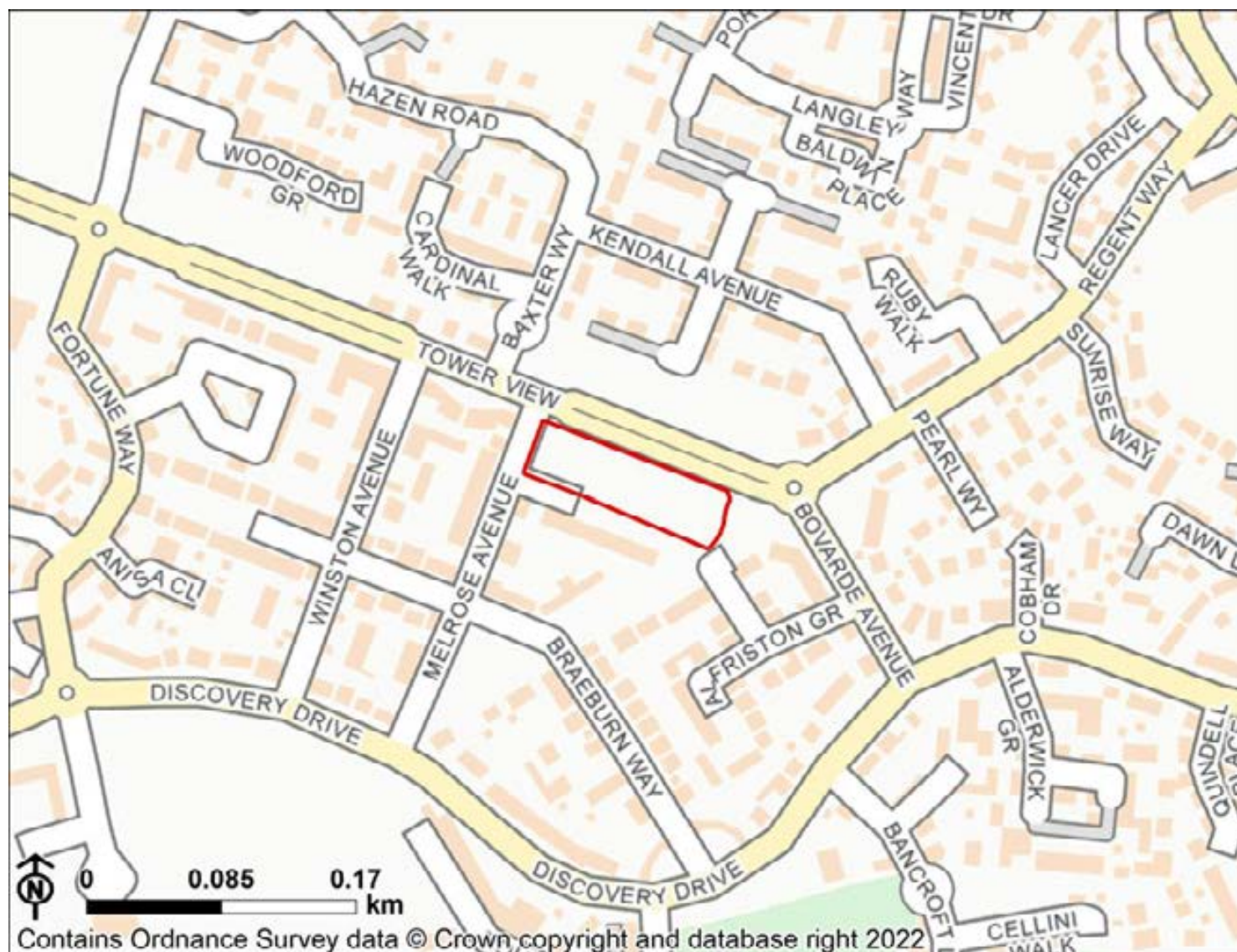
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59531

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or

3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

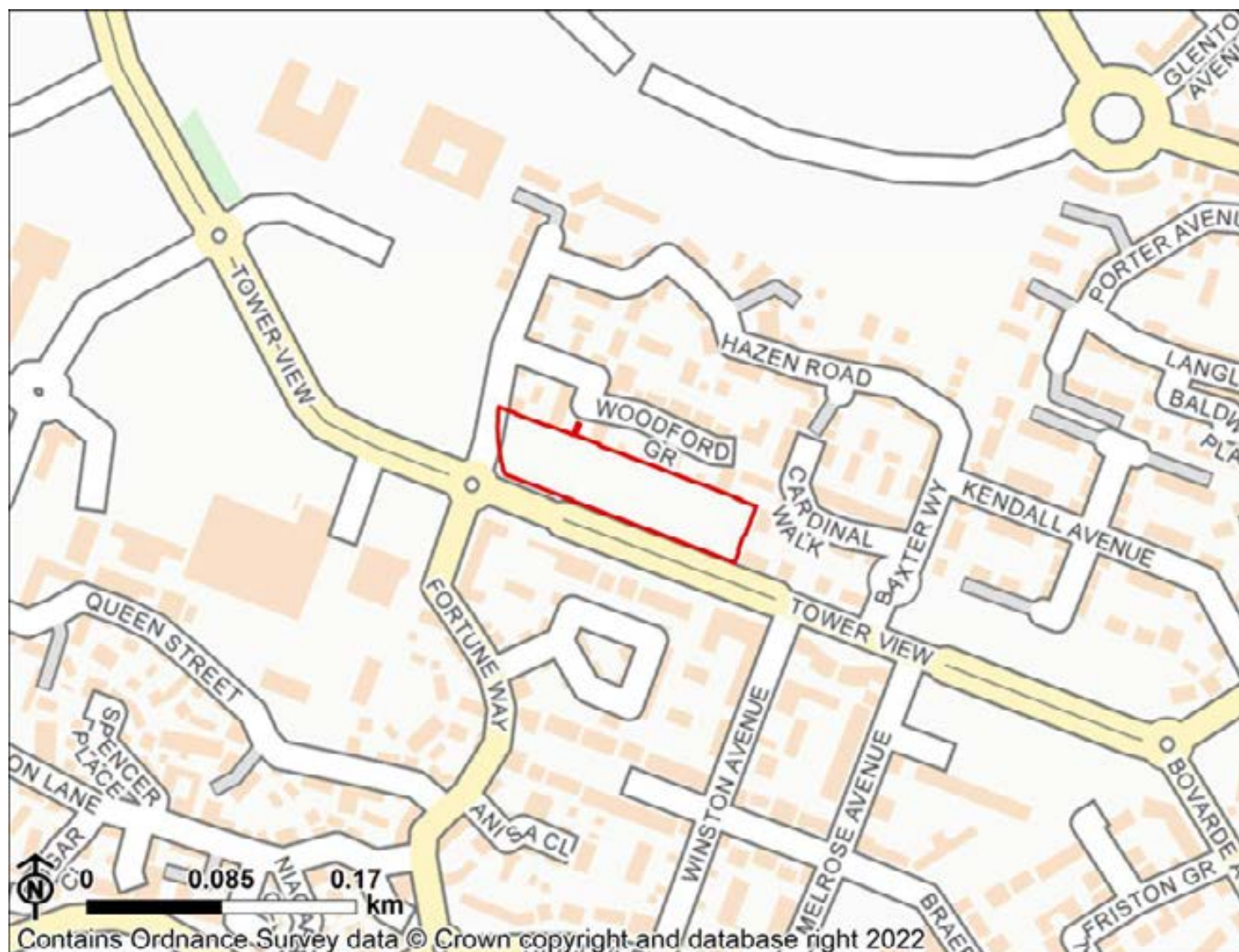
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59534

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59544

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59547

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59550

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59552

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

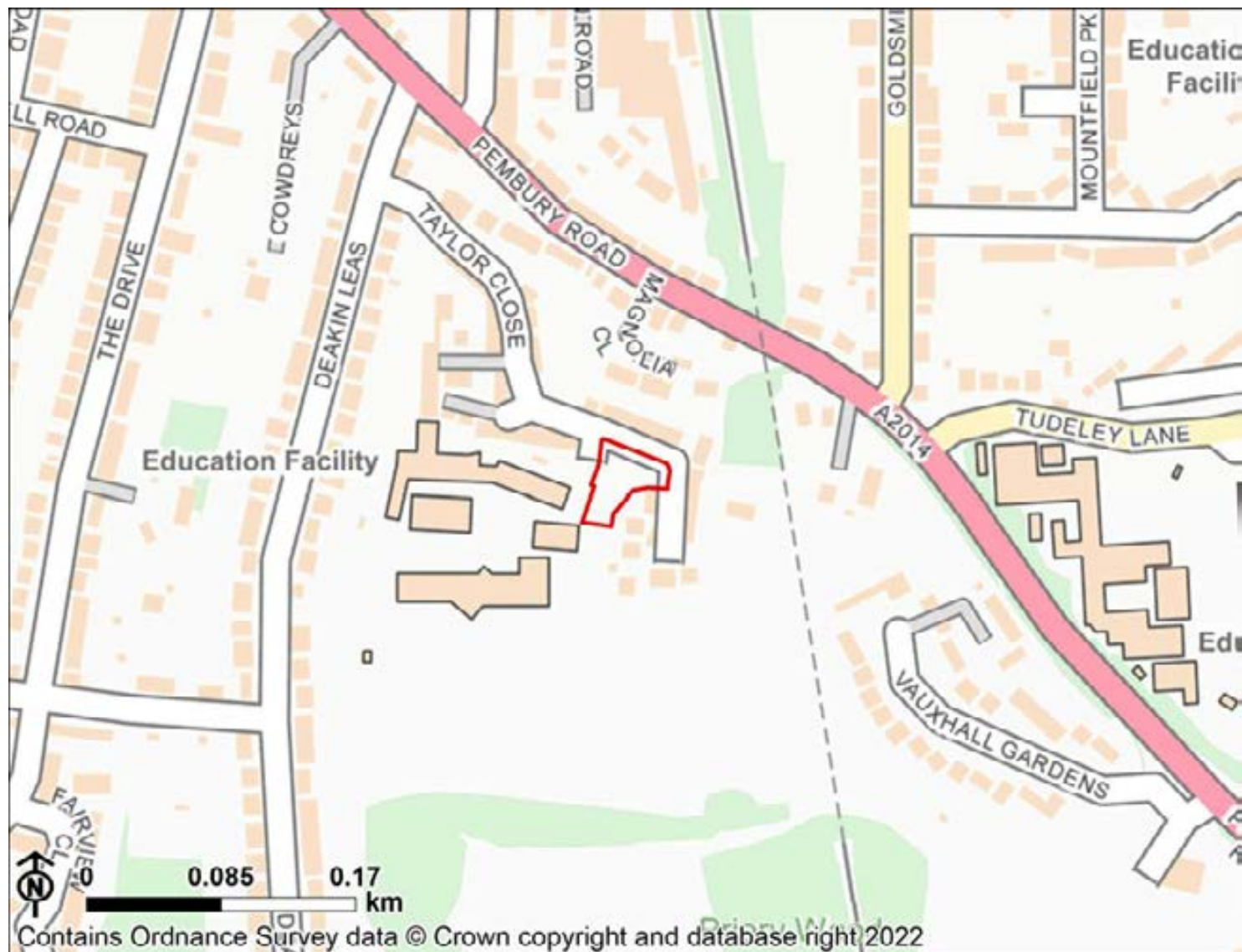
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59553

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++?)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could

stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

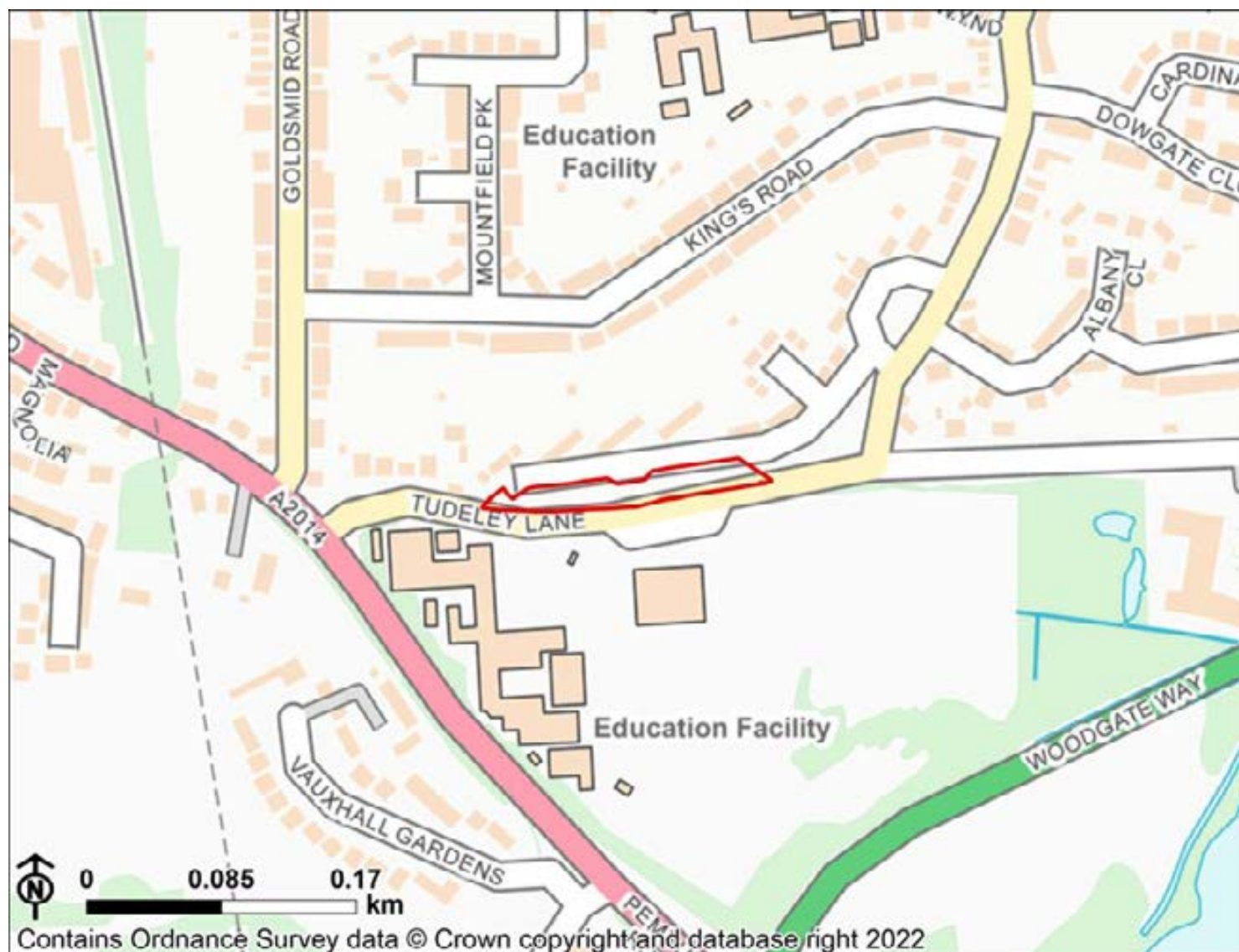
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59554

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++?)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could

stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

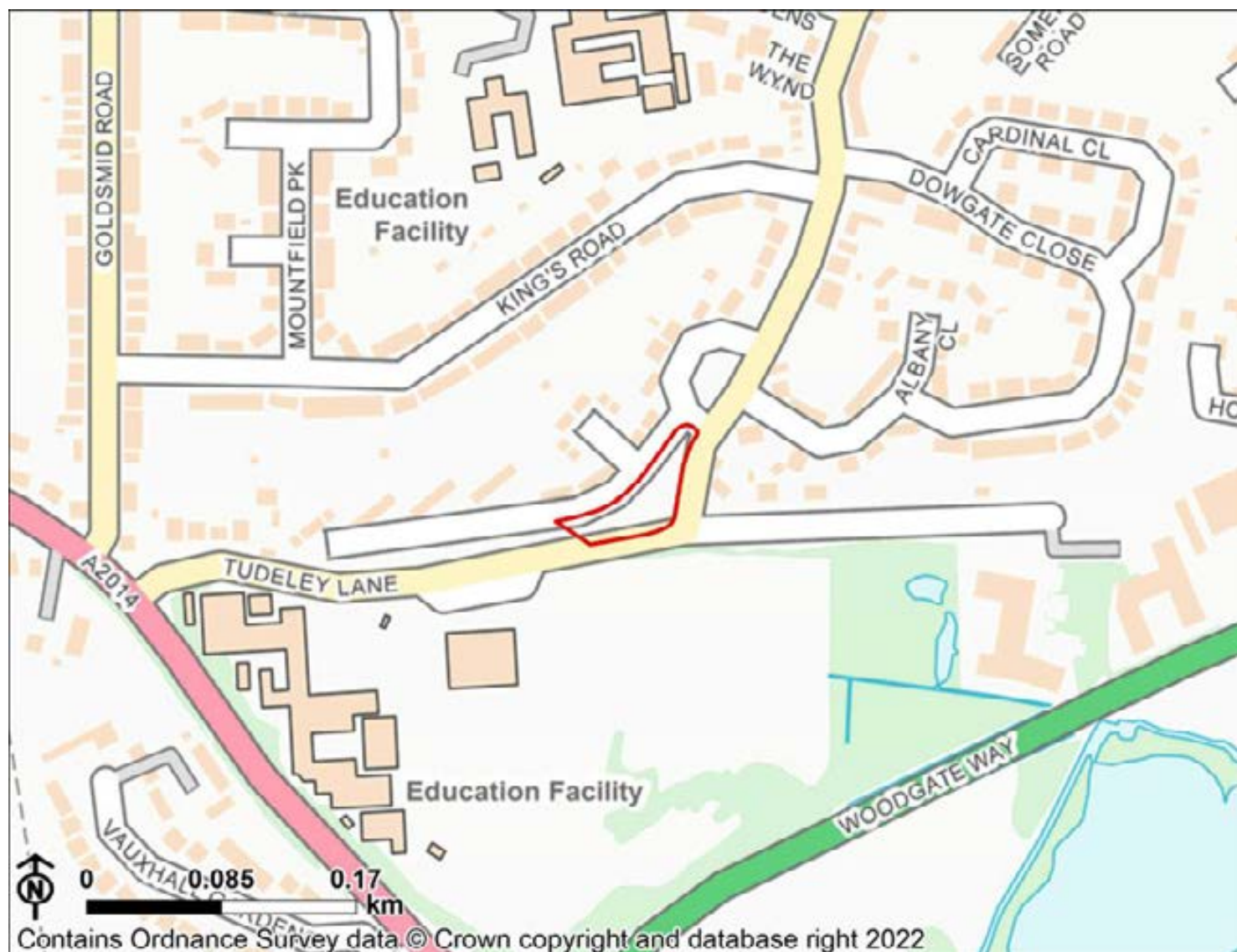
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59555

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++?)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could

stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

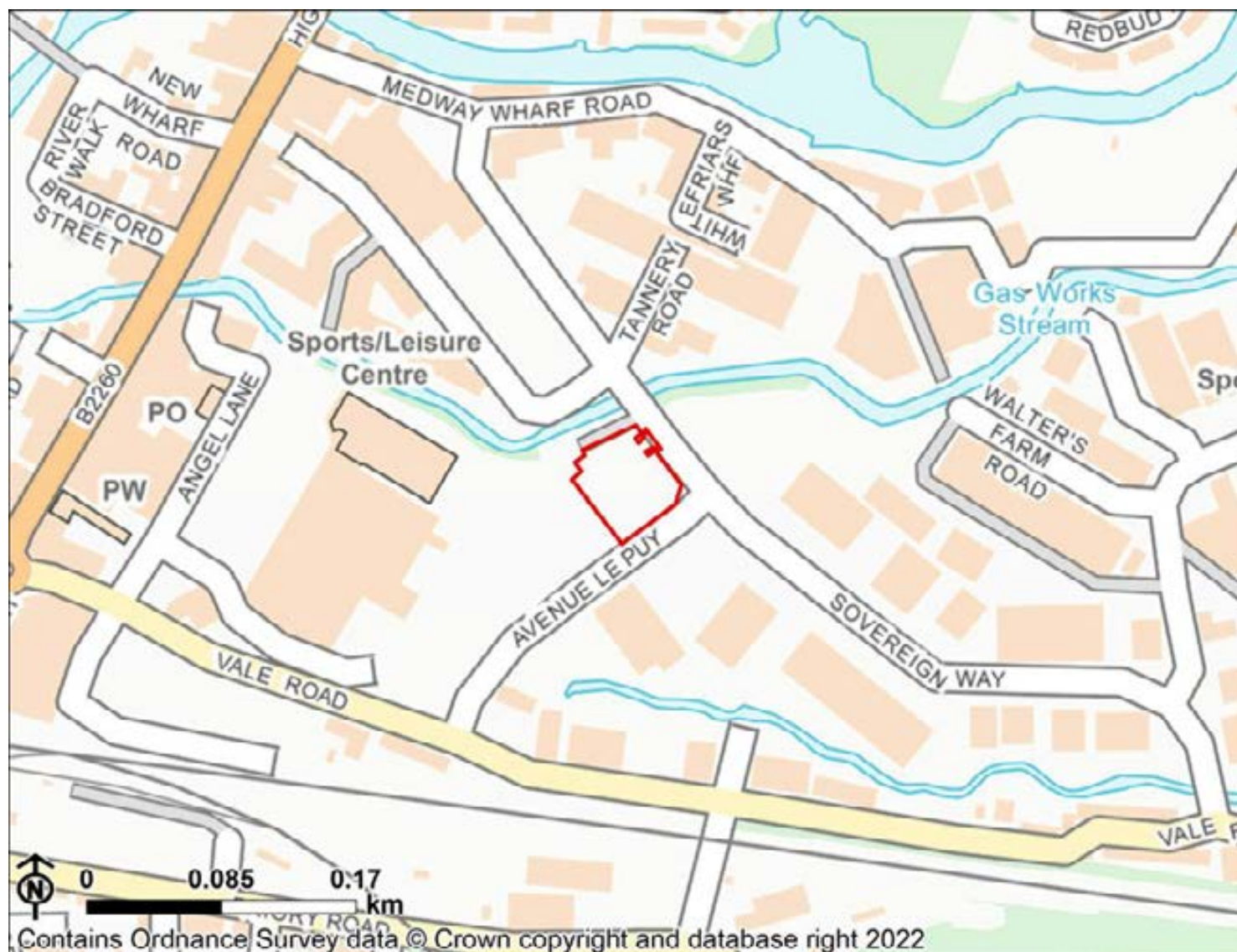
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59559

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain negligible (0?)

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59560

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59561

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could

stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

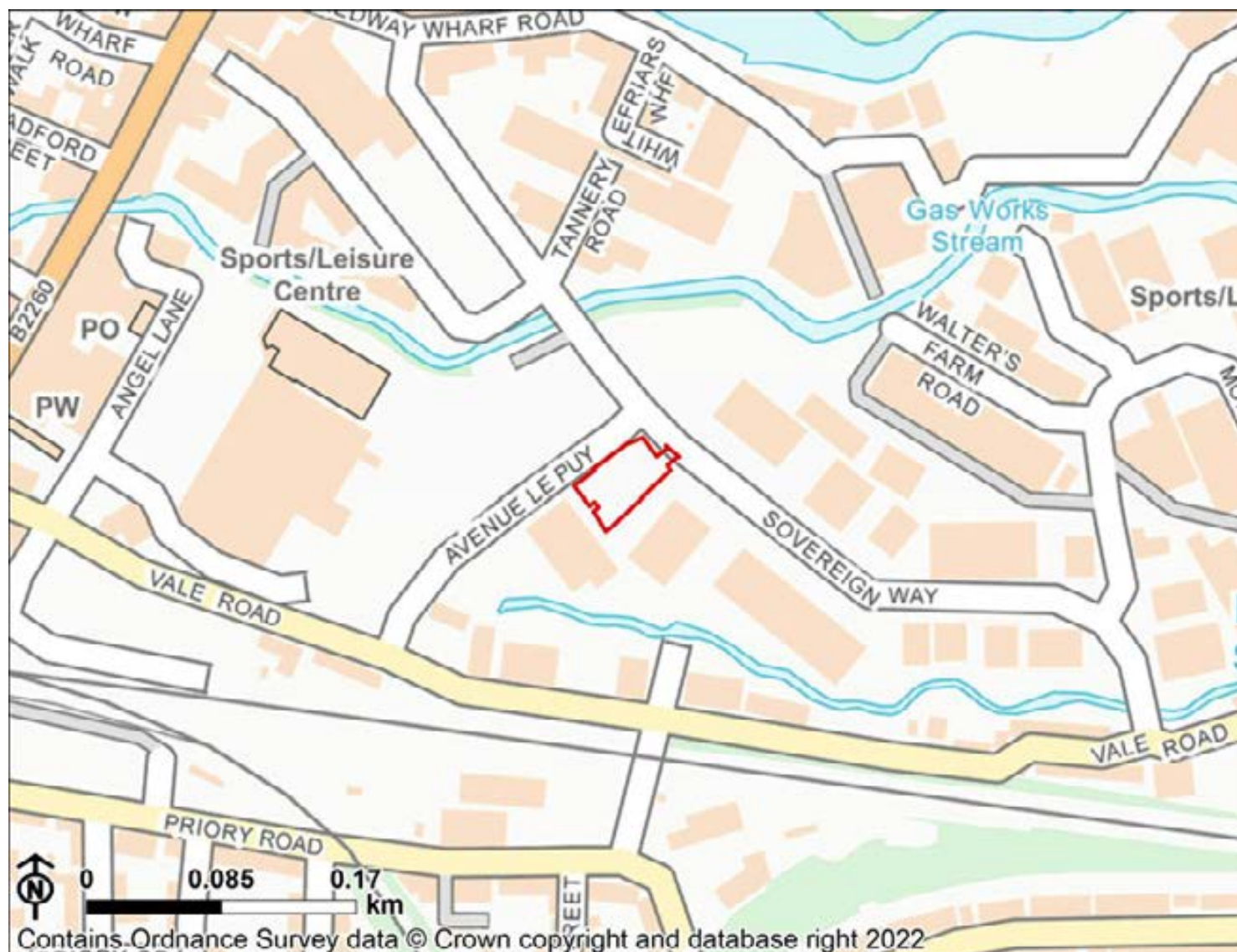
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59562

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain negligible (0?)

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

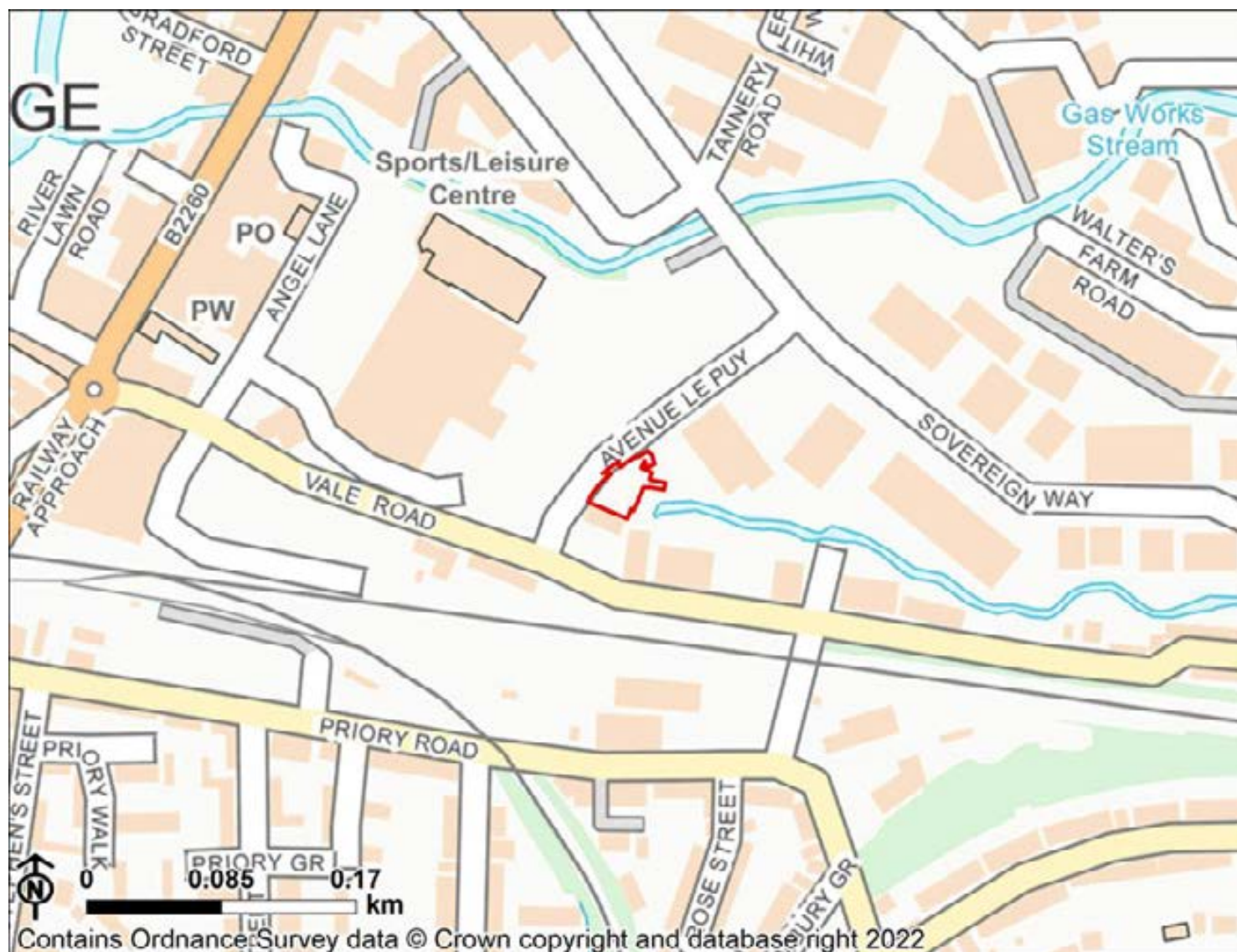
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59563

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++?)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could

stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59568

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

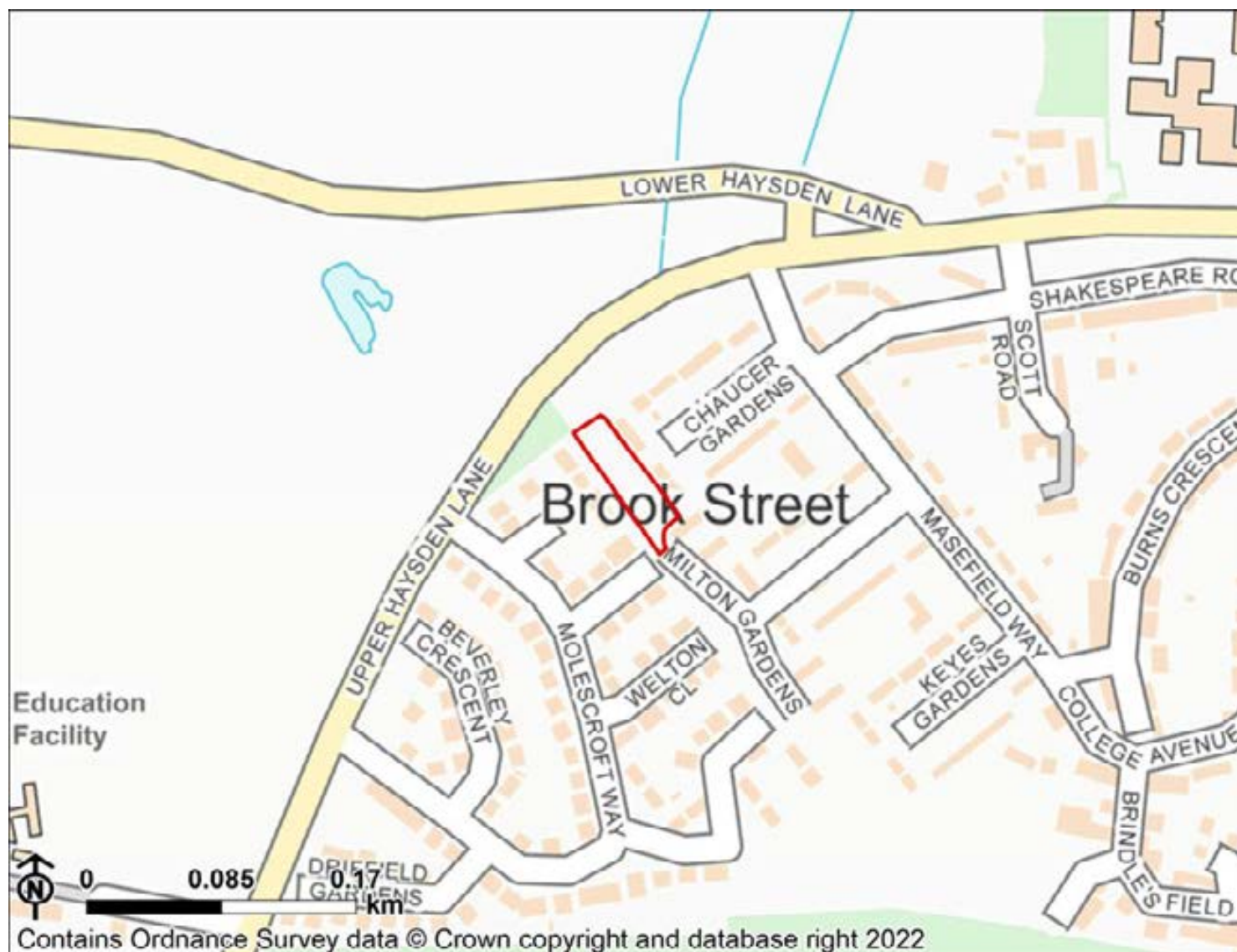
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59571

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

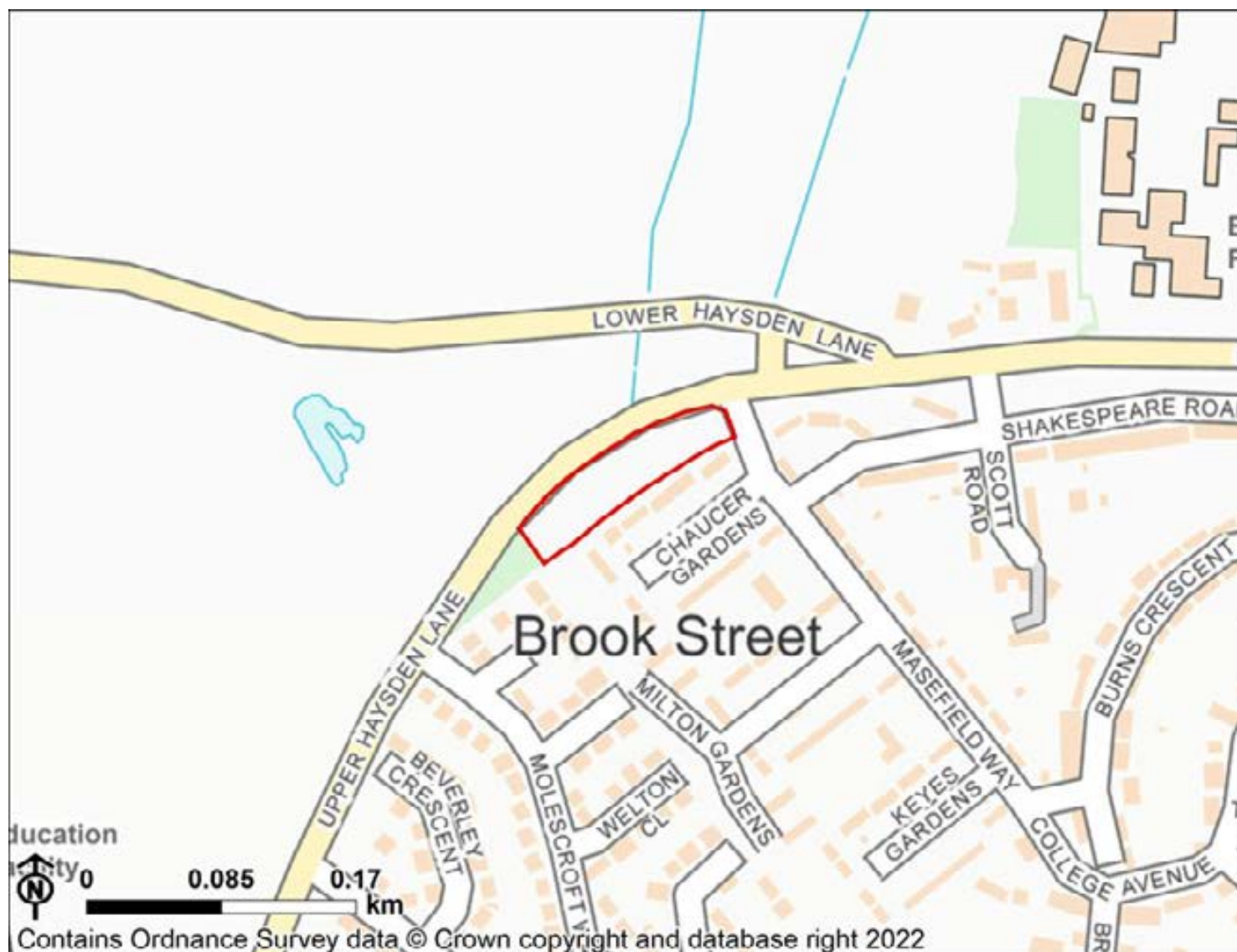
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59572

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard

against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

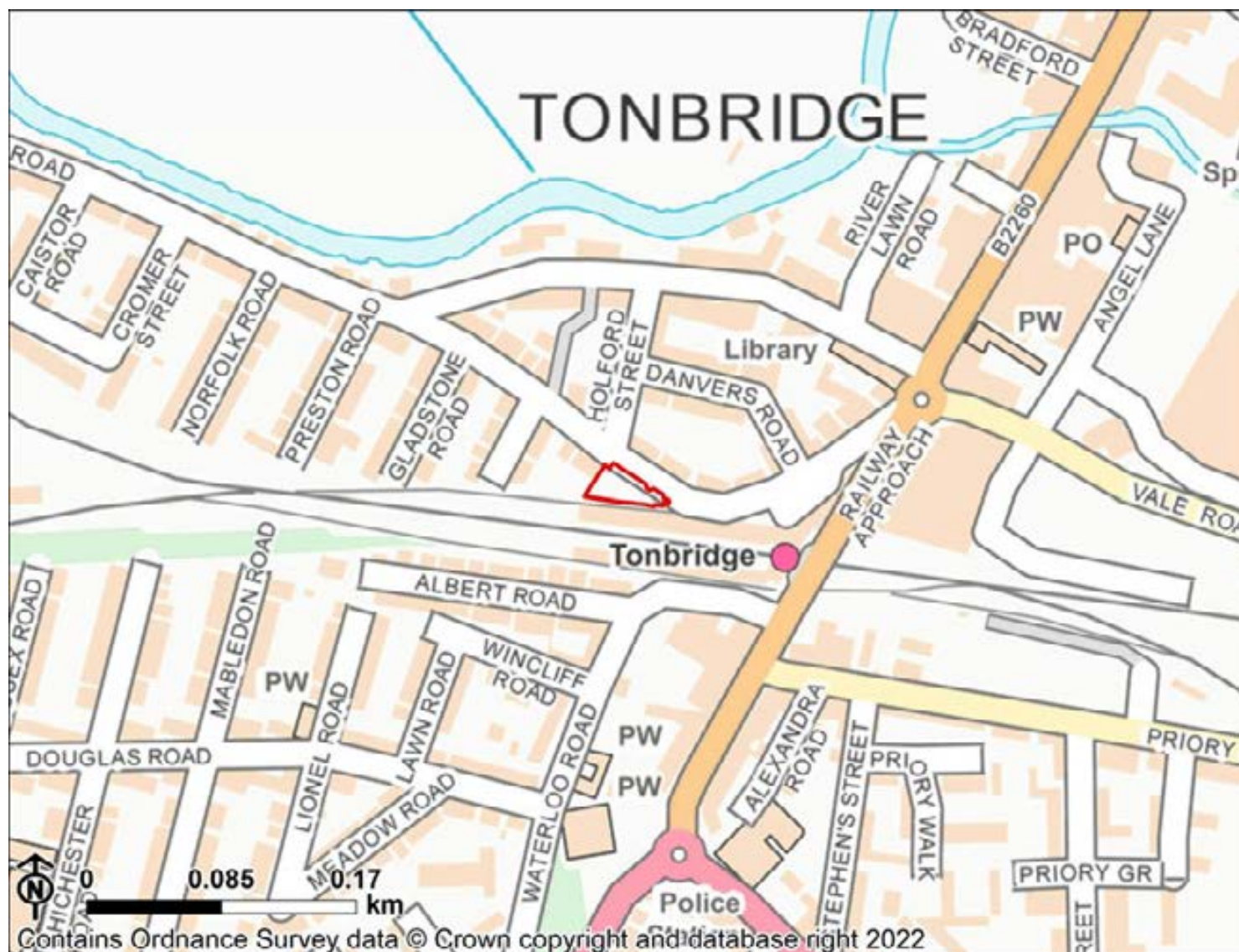
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59576

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.
The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

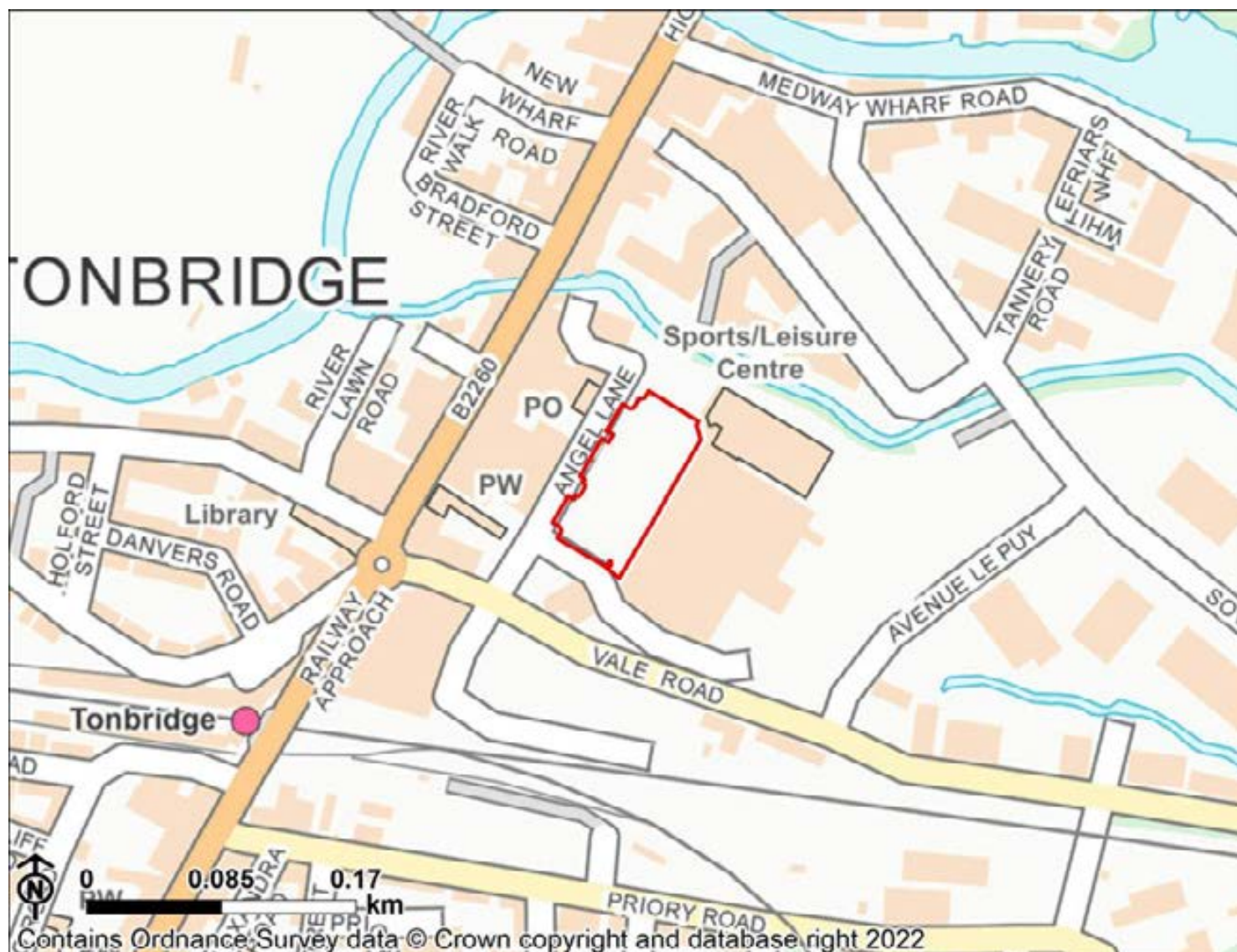
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59581

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain negligible (0?)

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Significant negative (--)

The site is within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

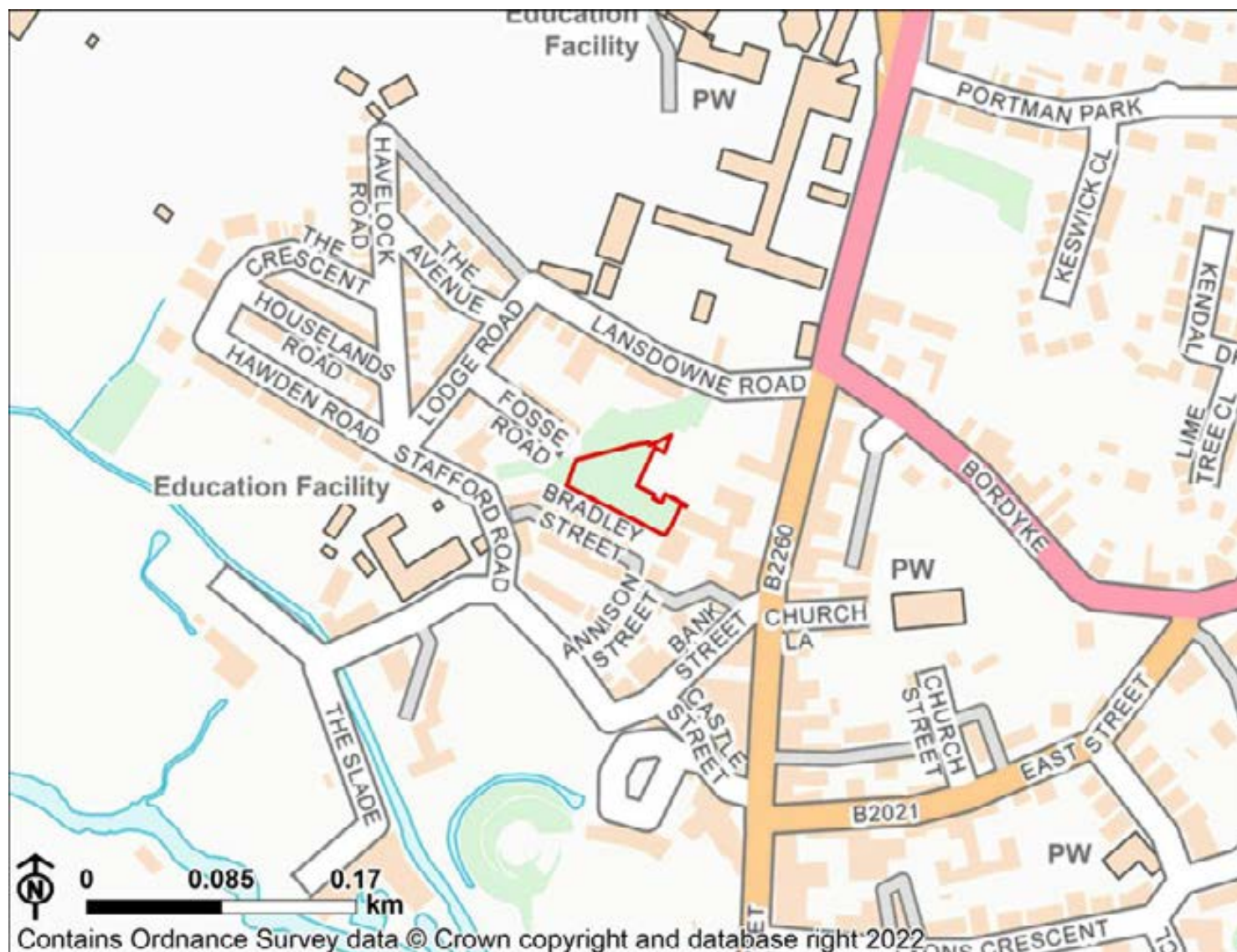
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59586

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($<25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

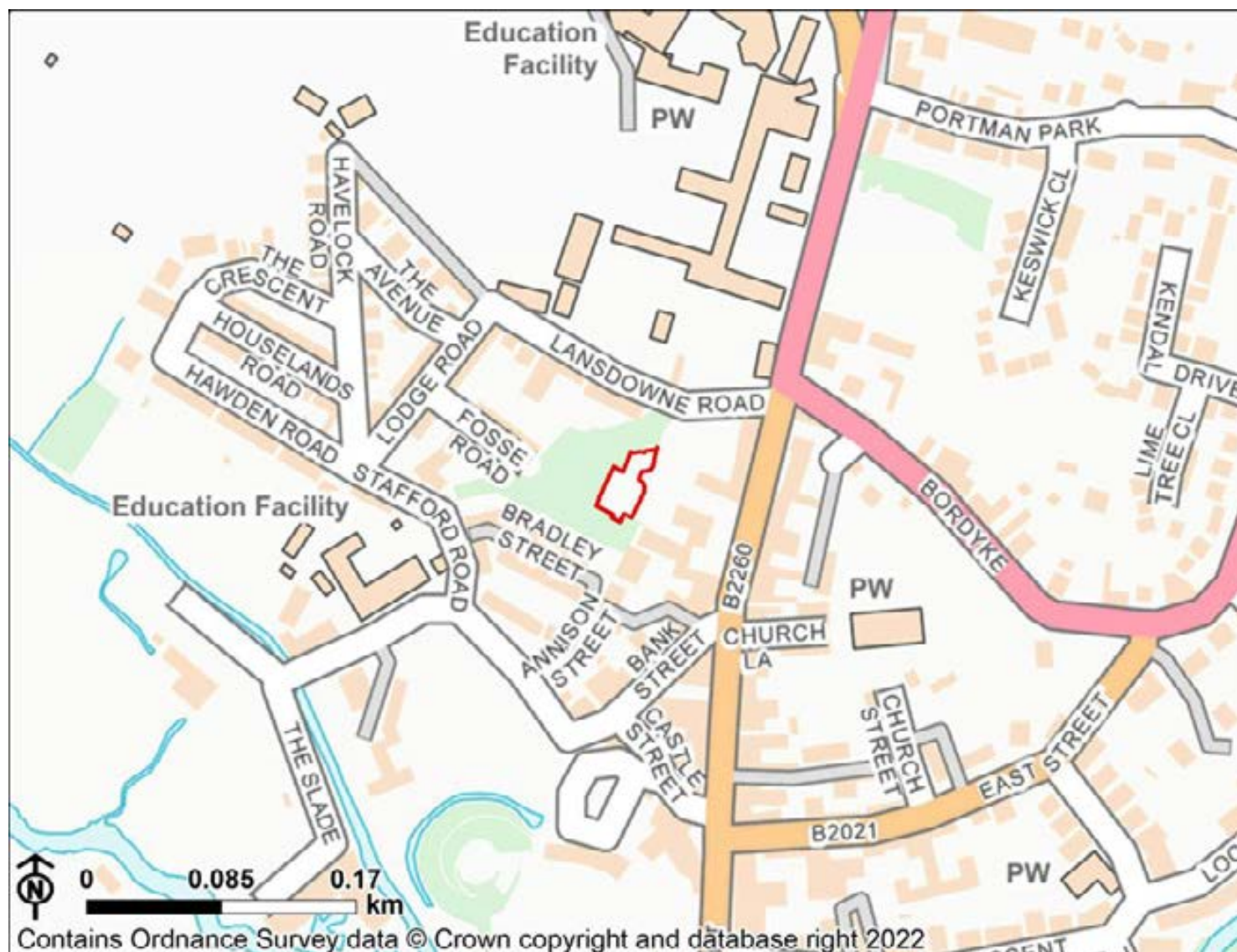
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59587

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

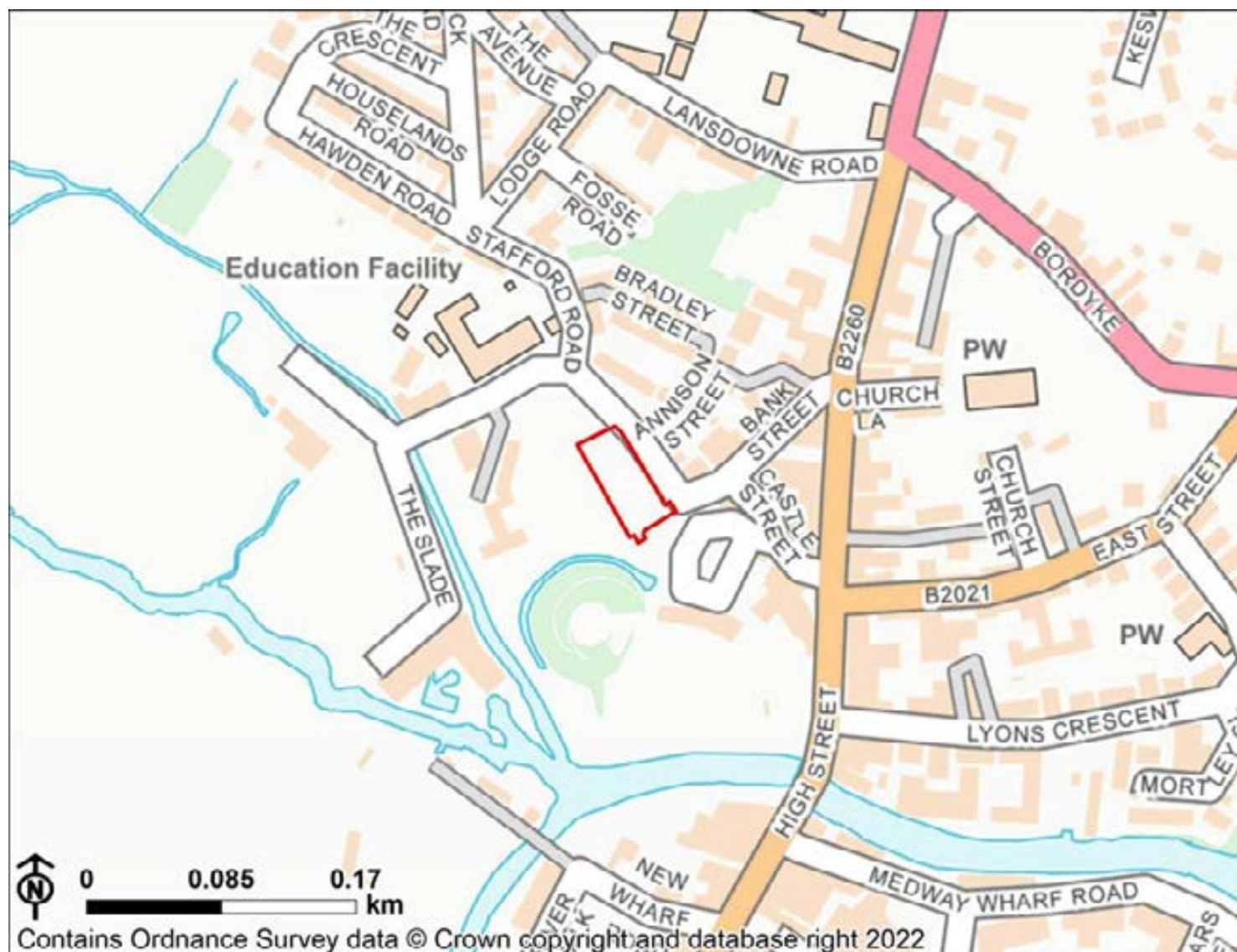
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59588

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.
The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

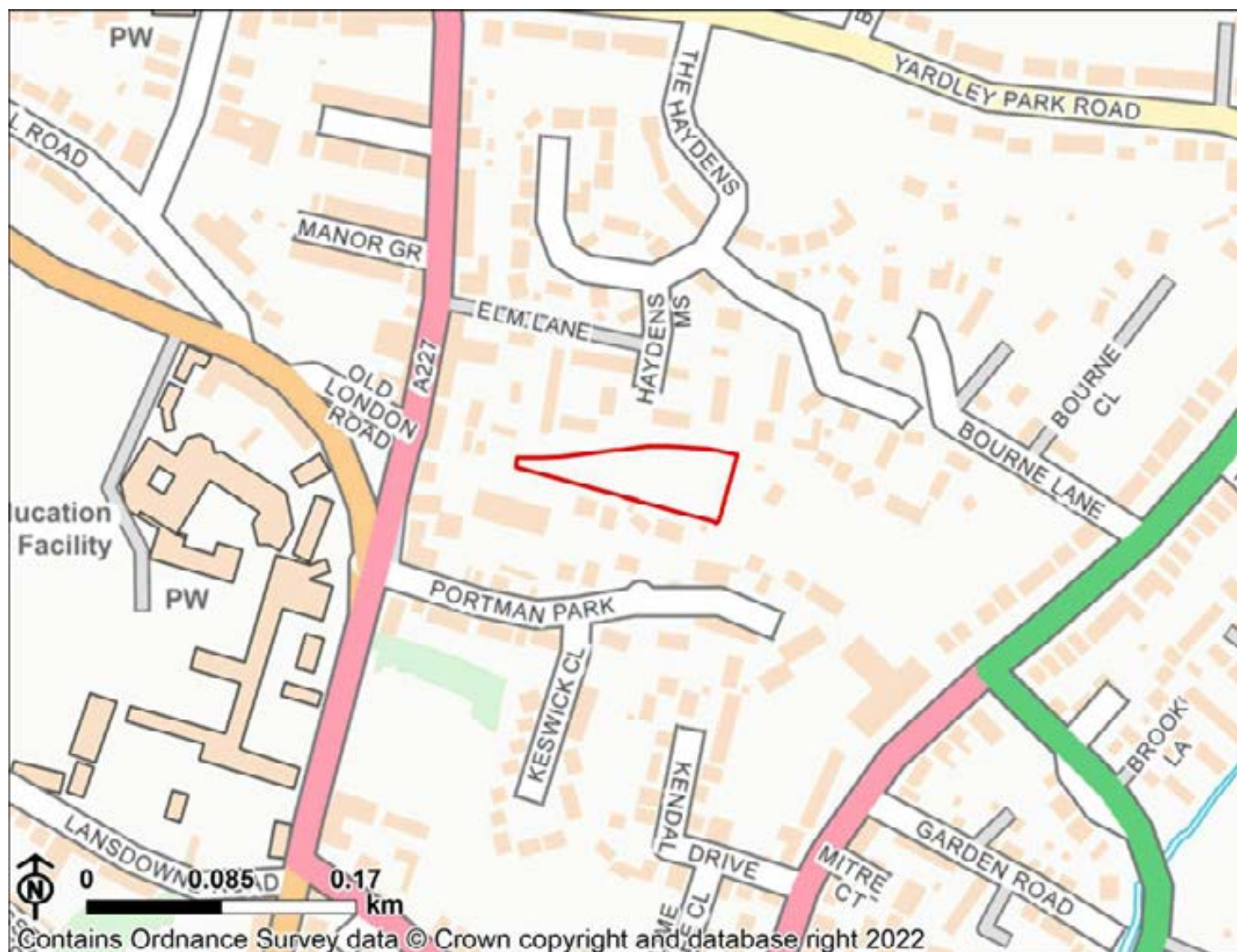
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59591

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain negligible (0?)

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59592

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

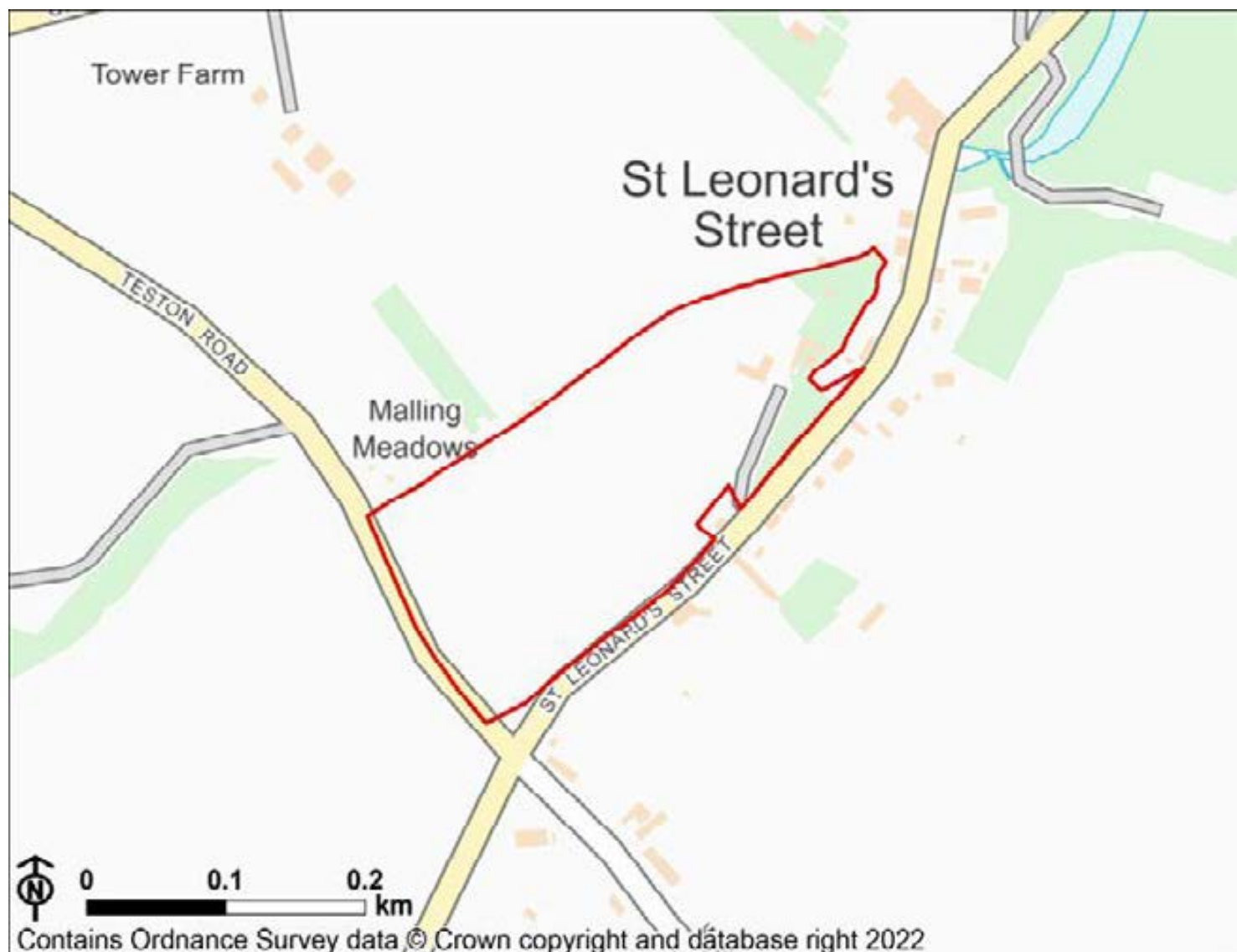
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59594

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

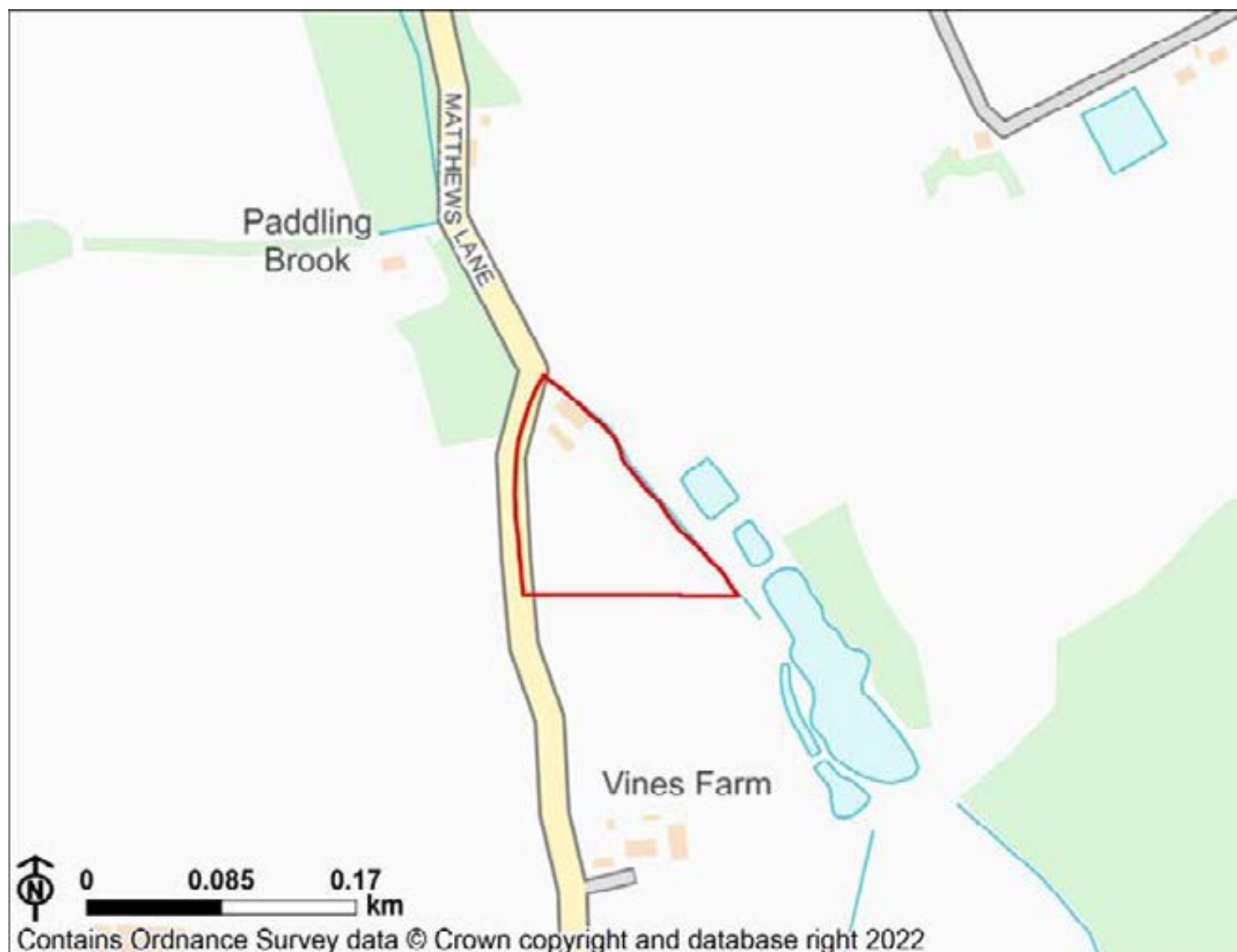
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59595

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

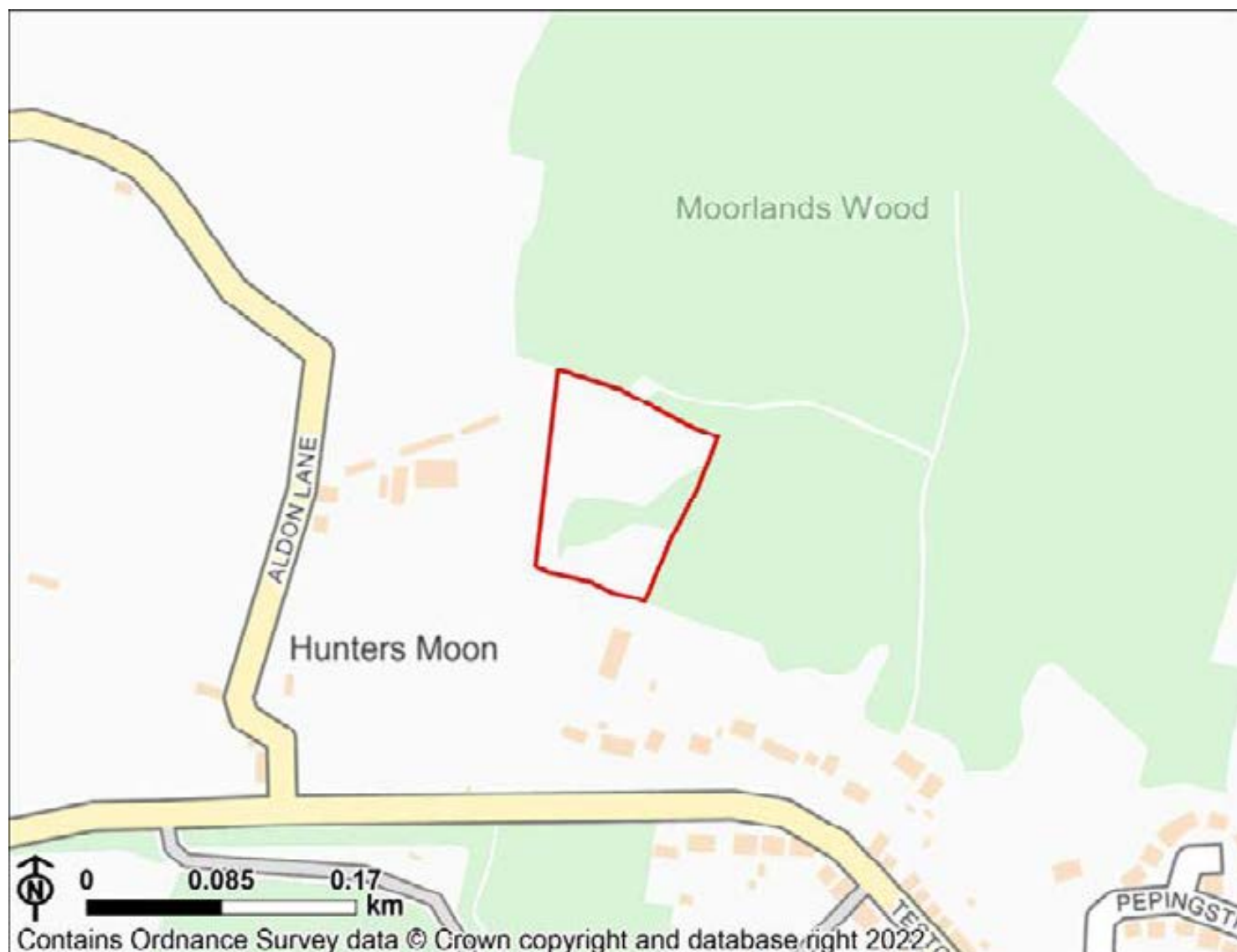
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59596

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

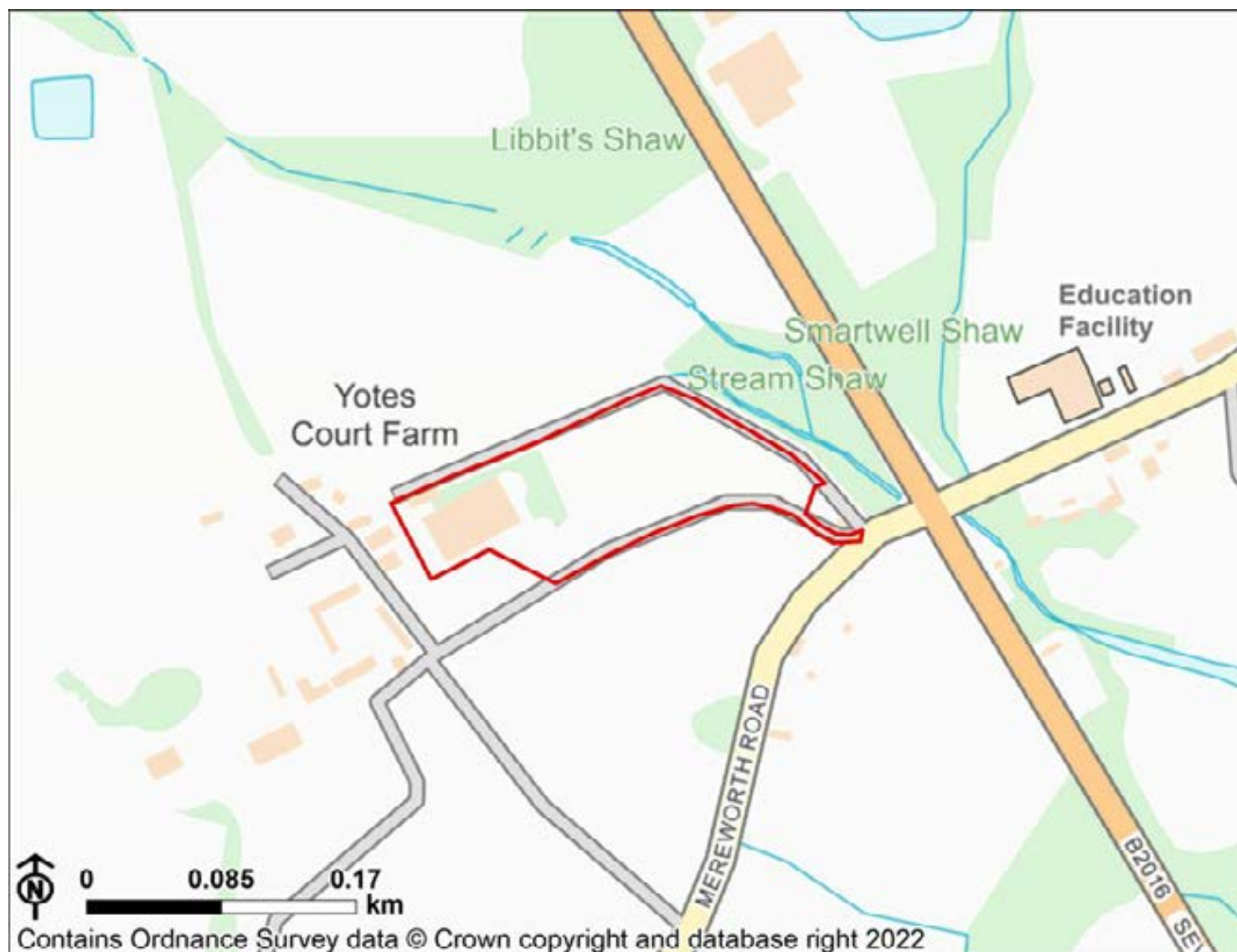
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59597

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59598

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle

route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

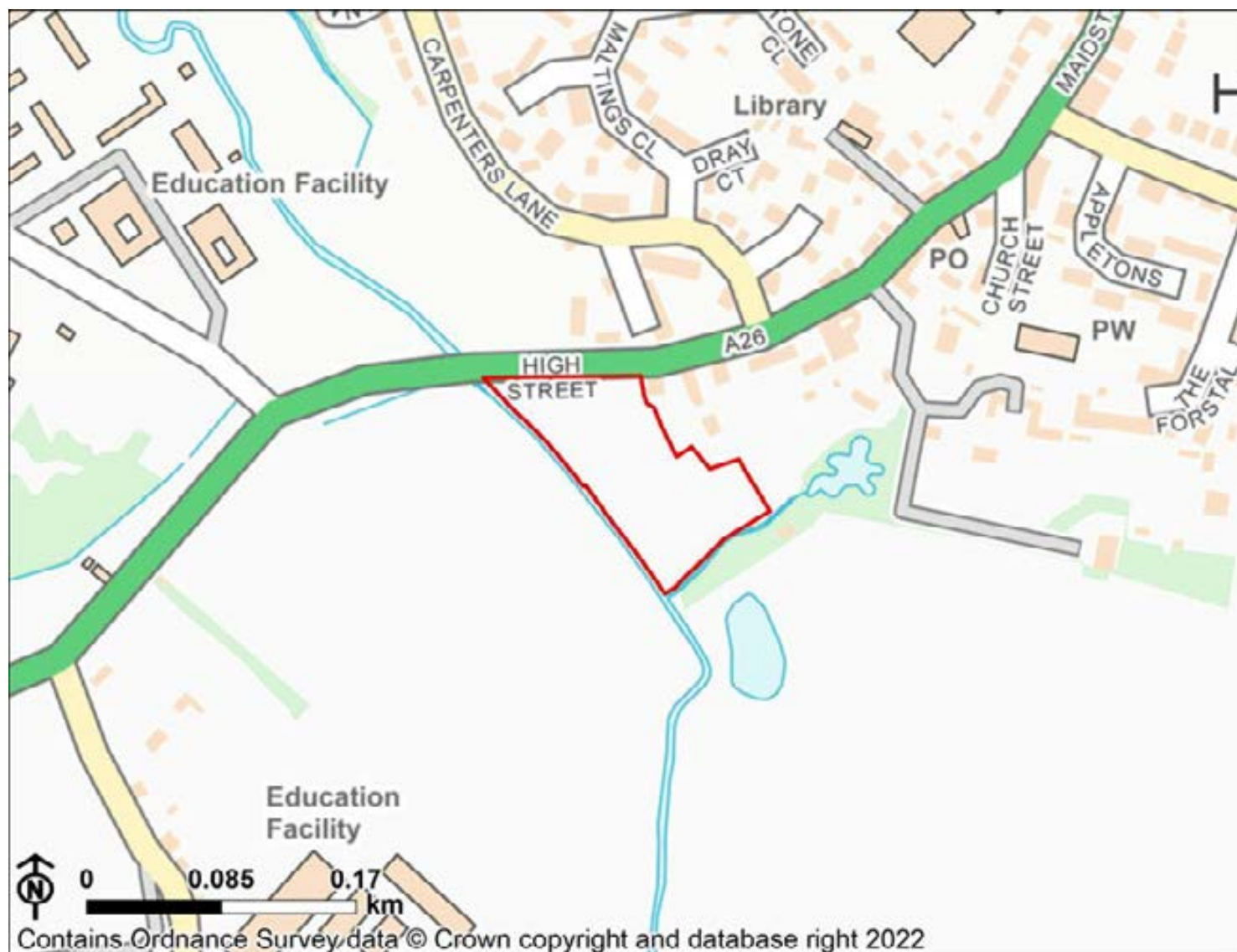
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59601

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59602

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

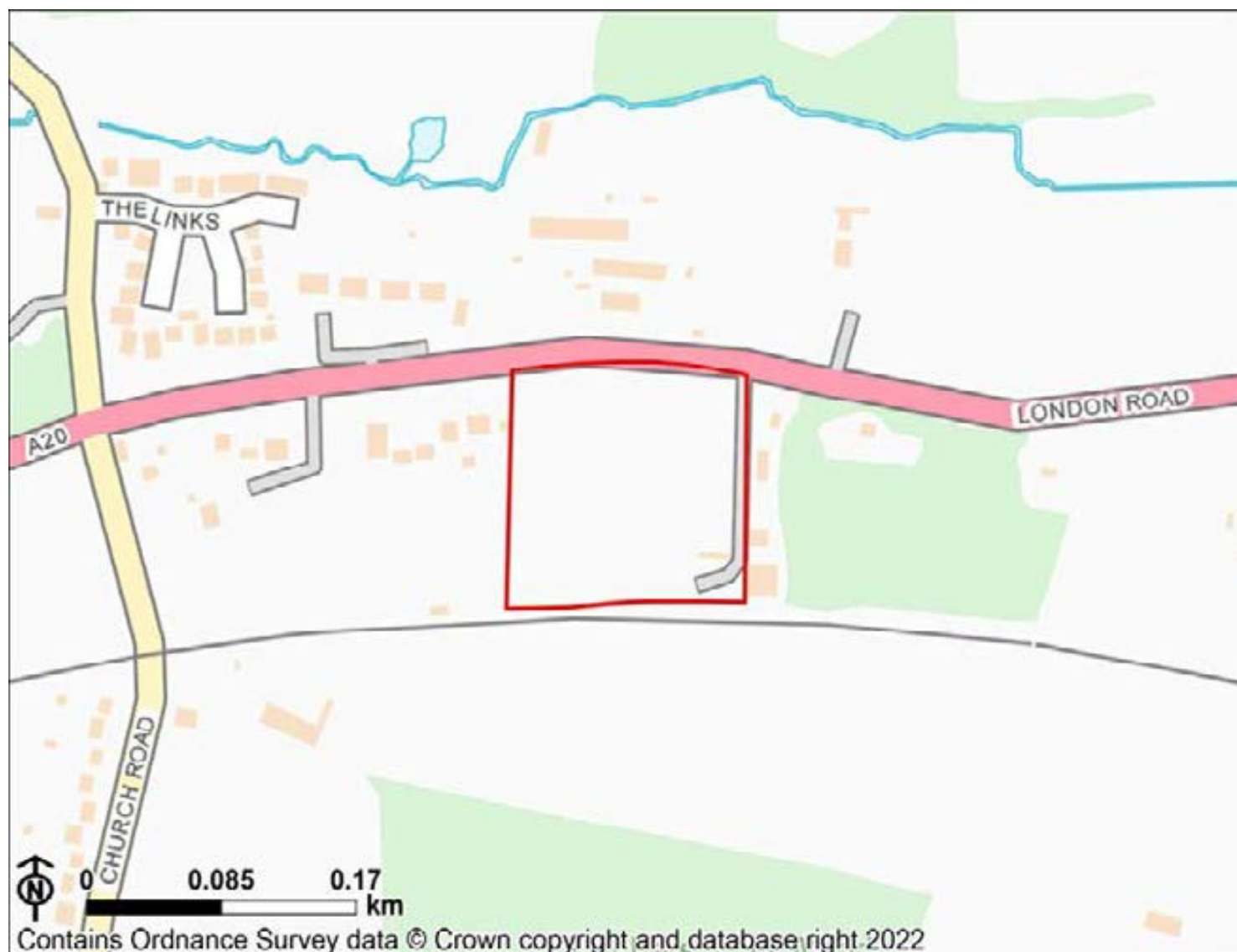
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59604

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

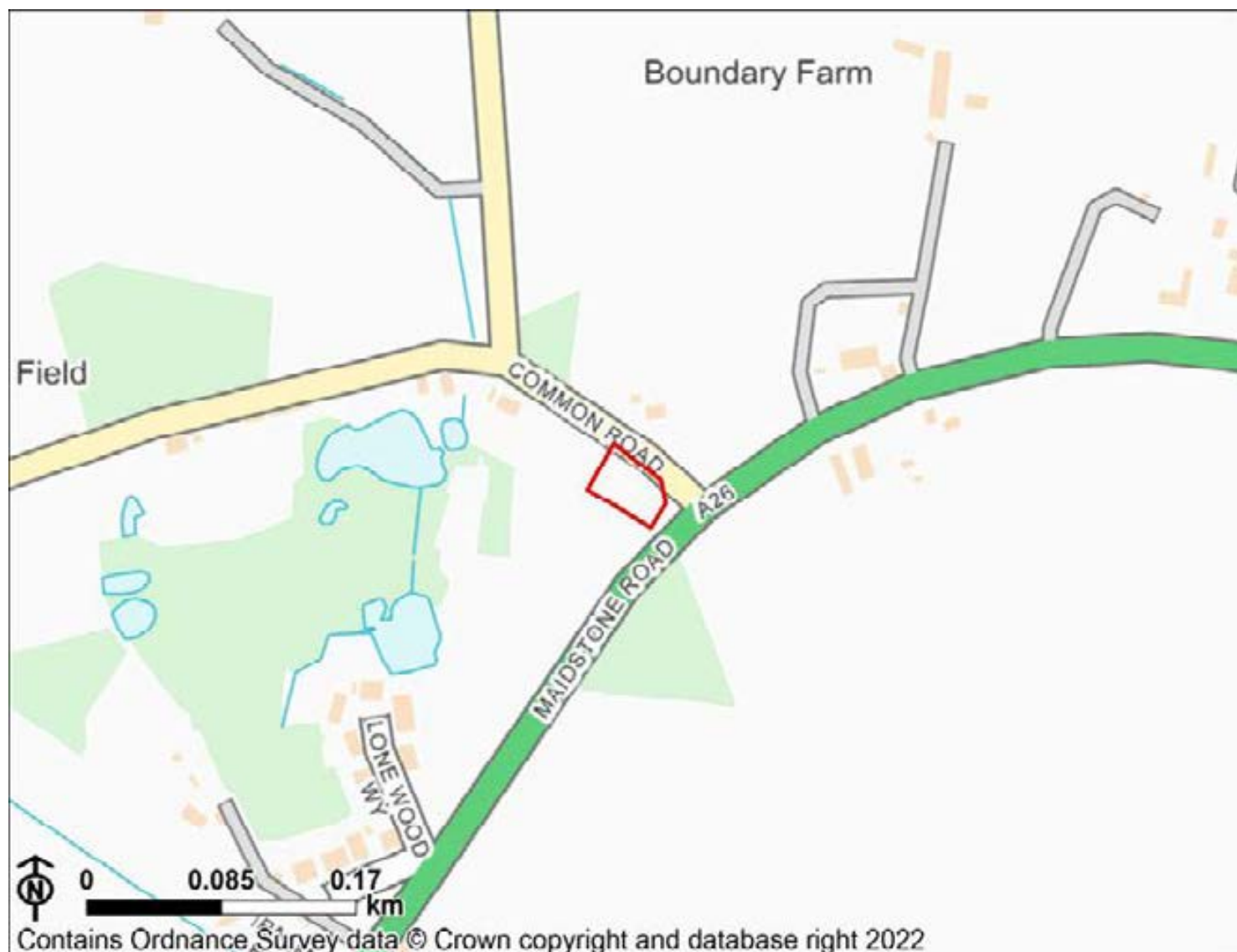
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59605

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59607

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59608

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

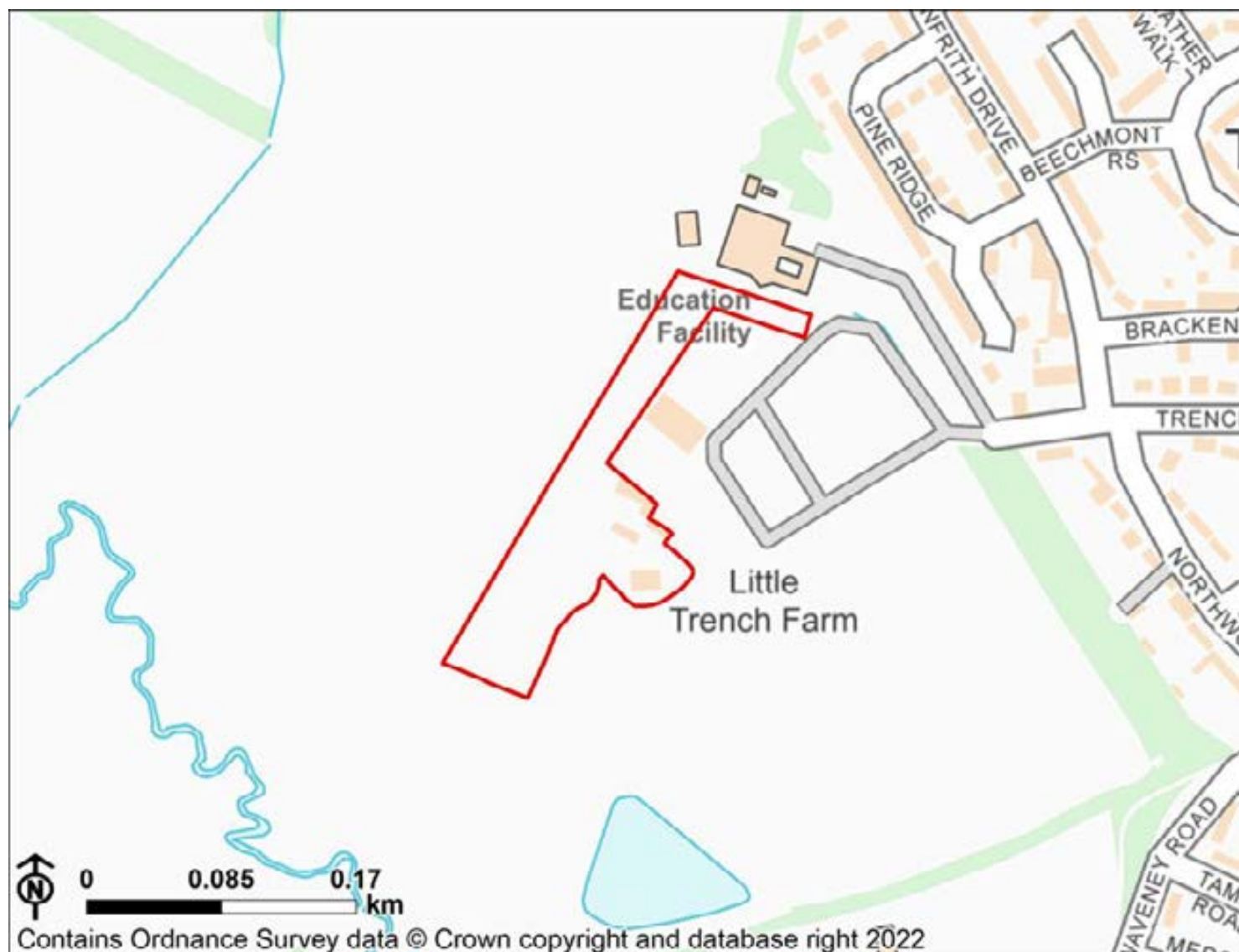
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59609

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

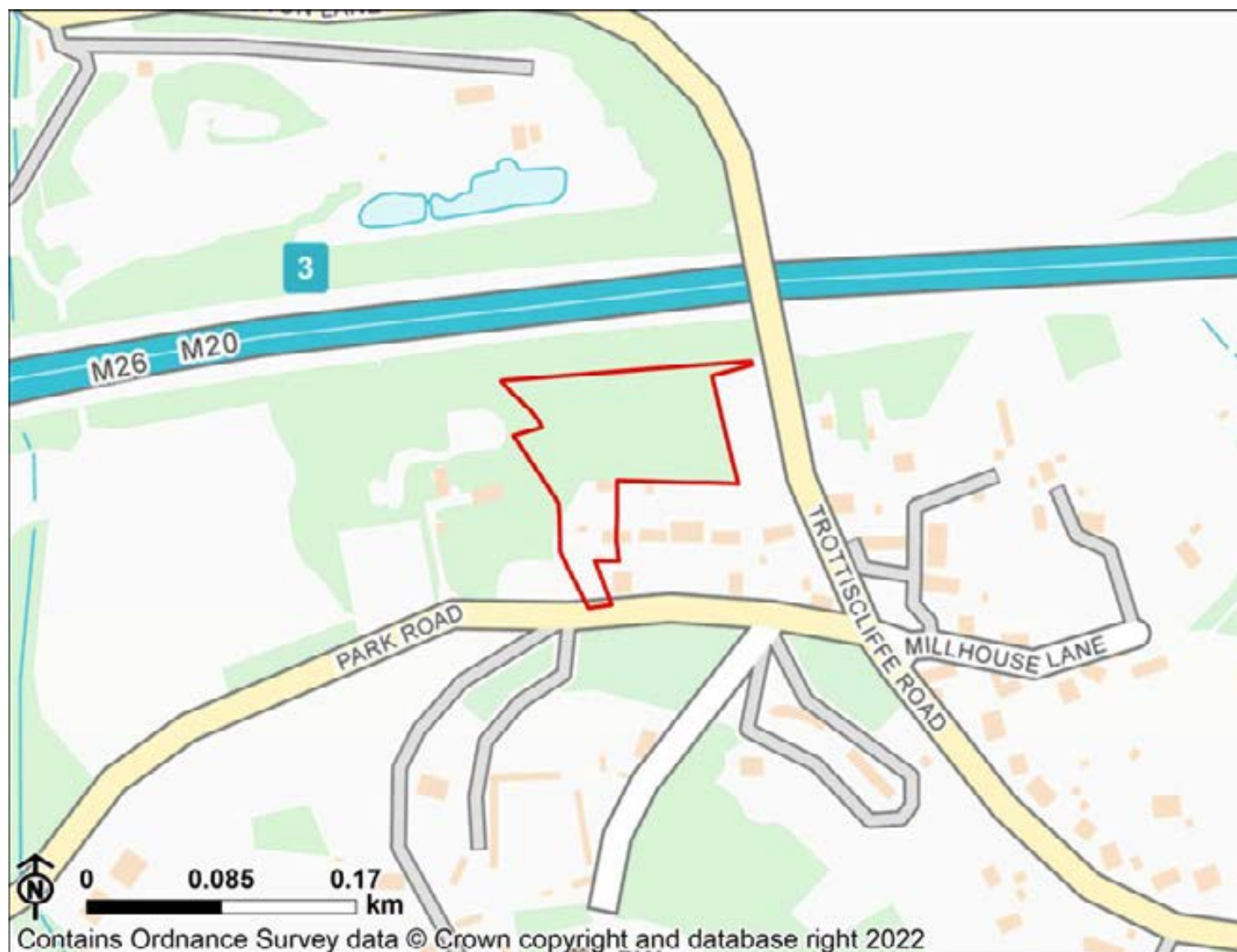
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59610

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

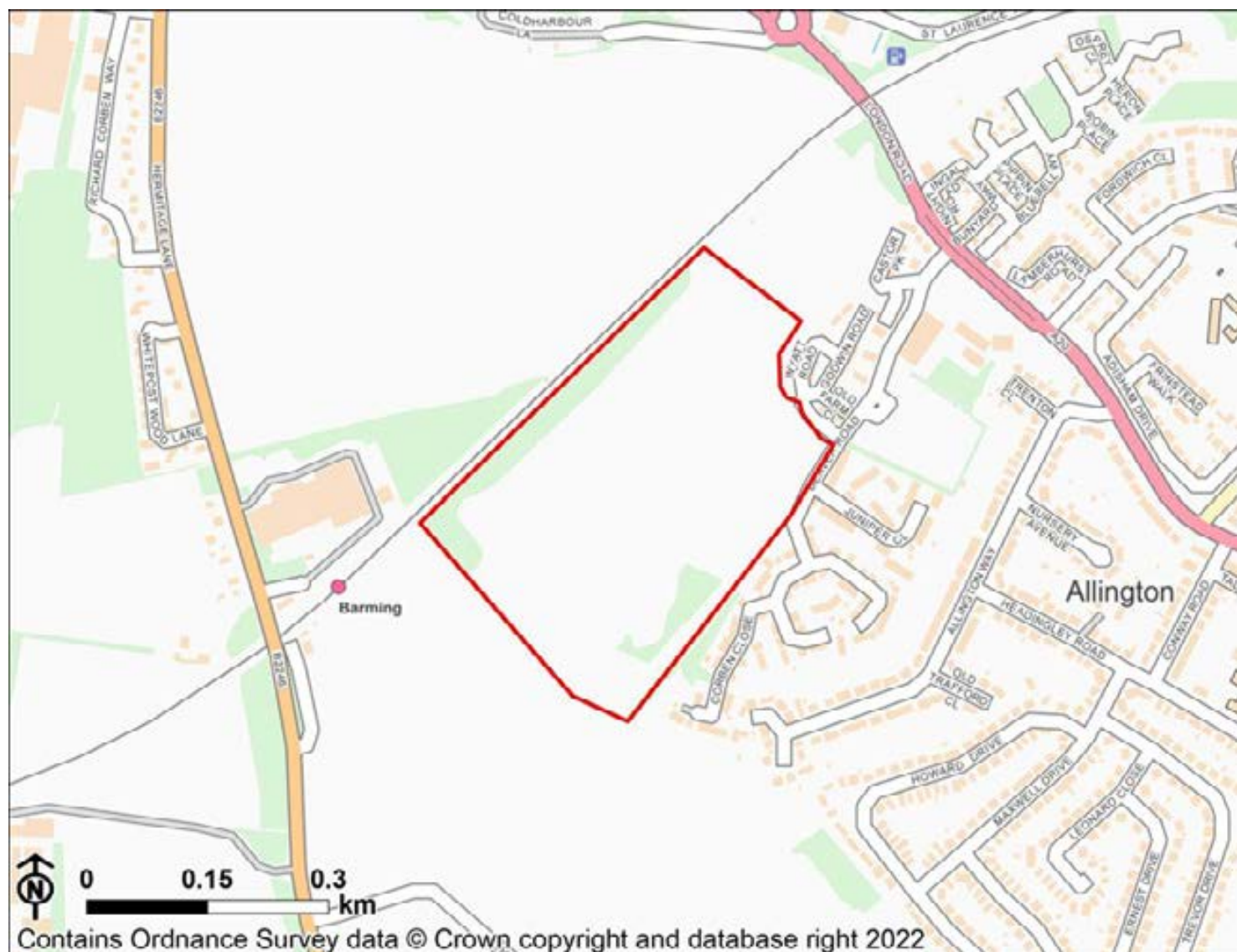
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59852

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

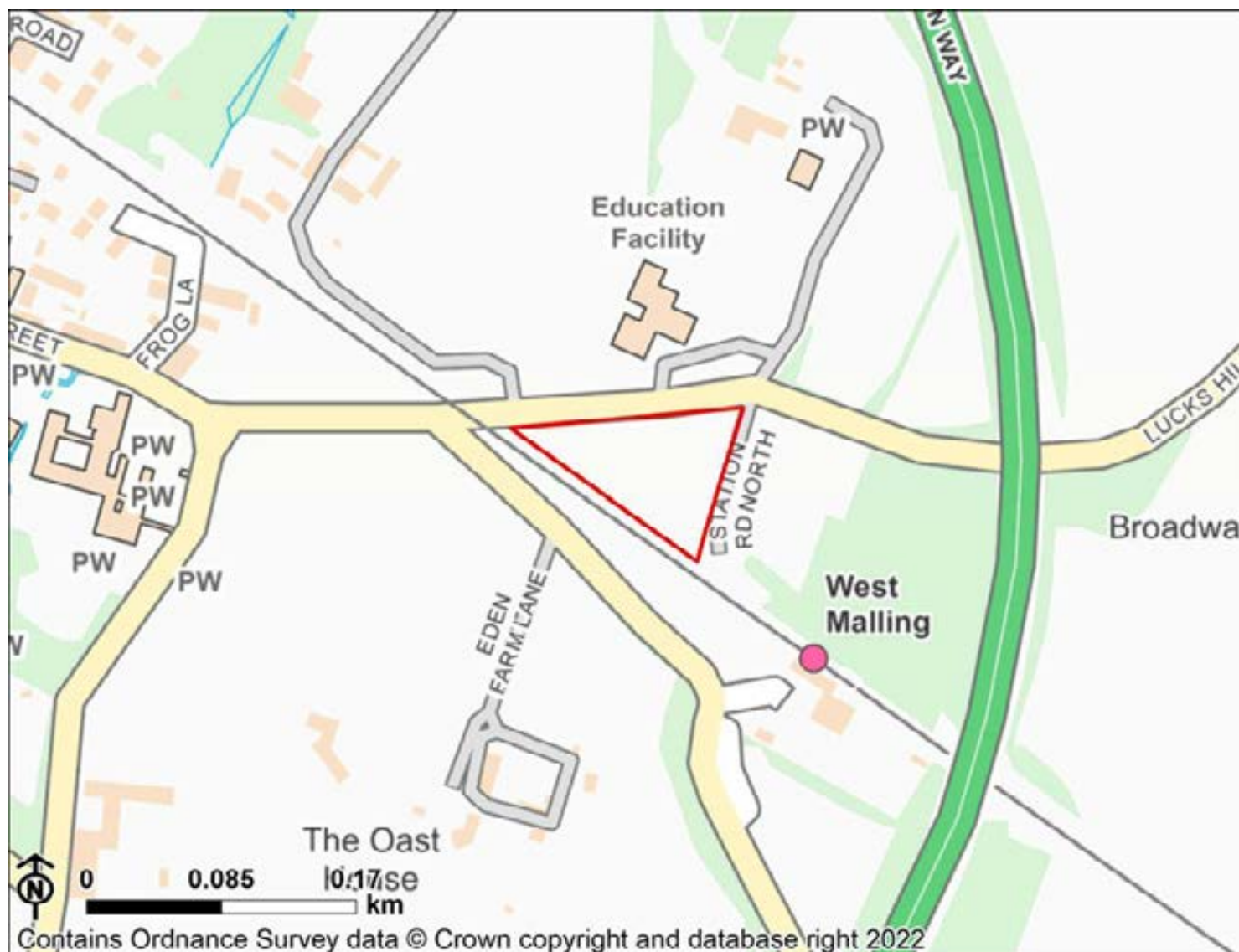
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59854

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

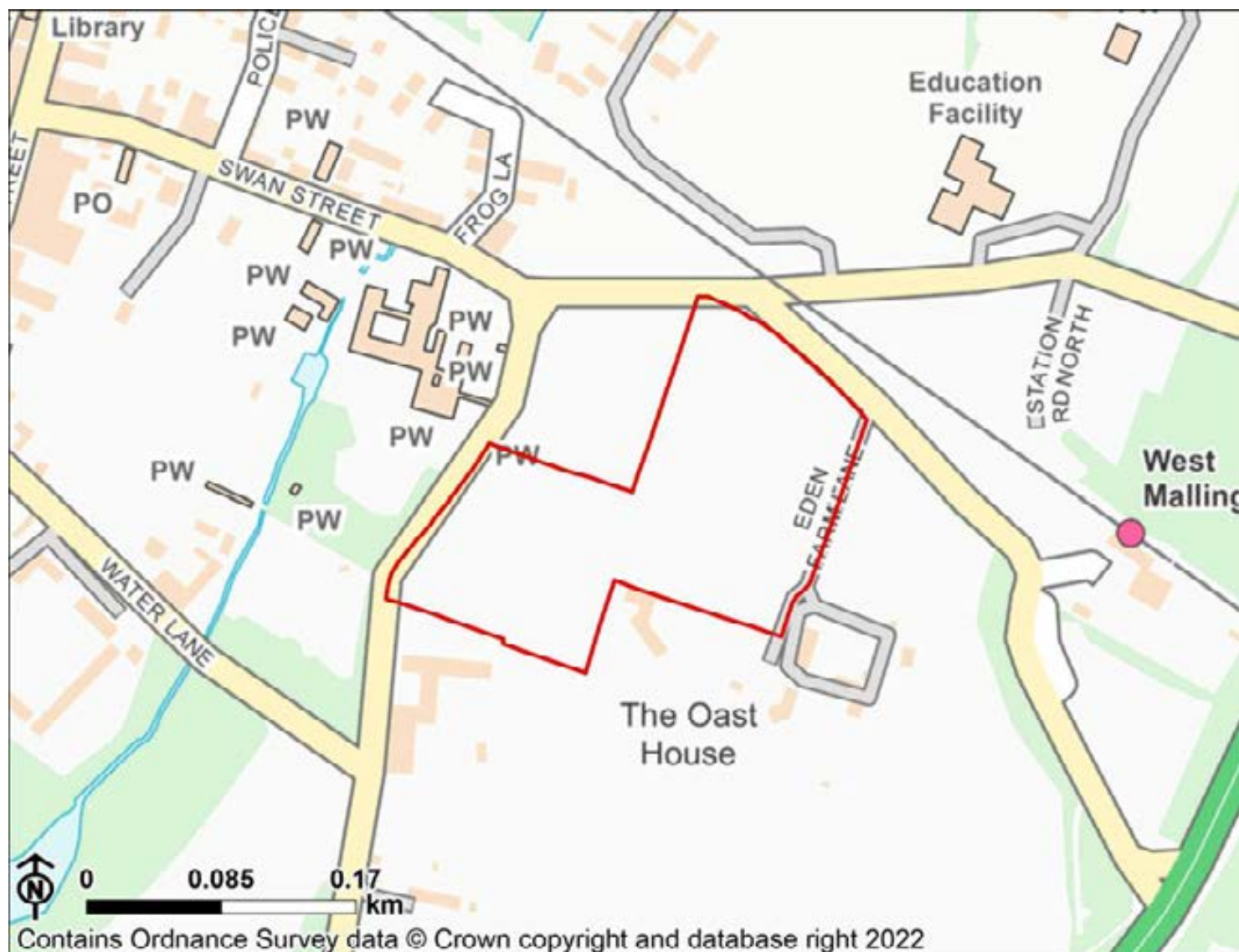
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59860

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

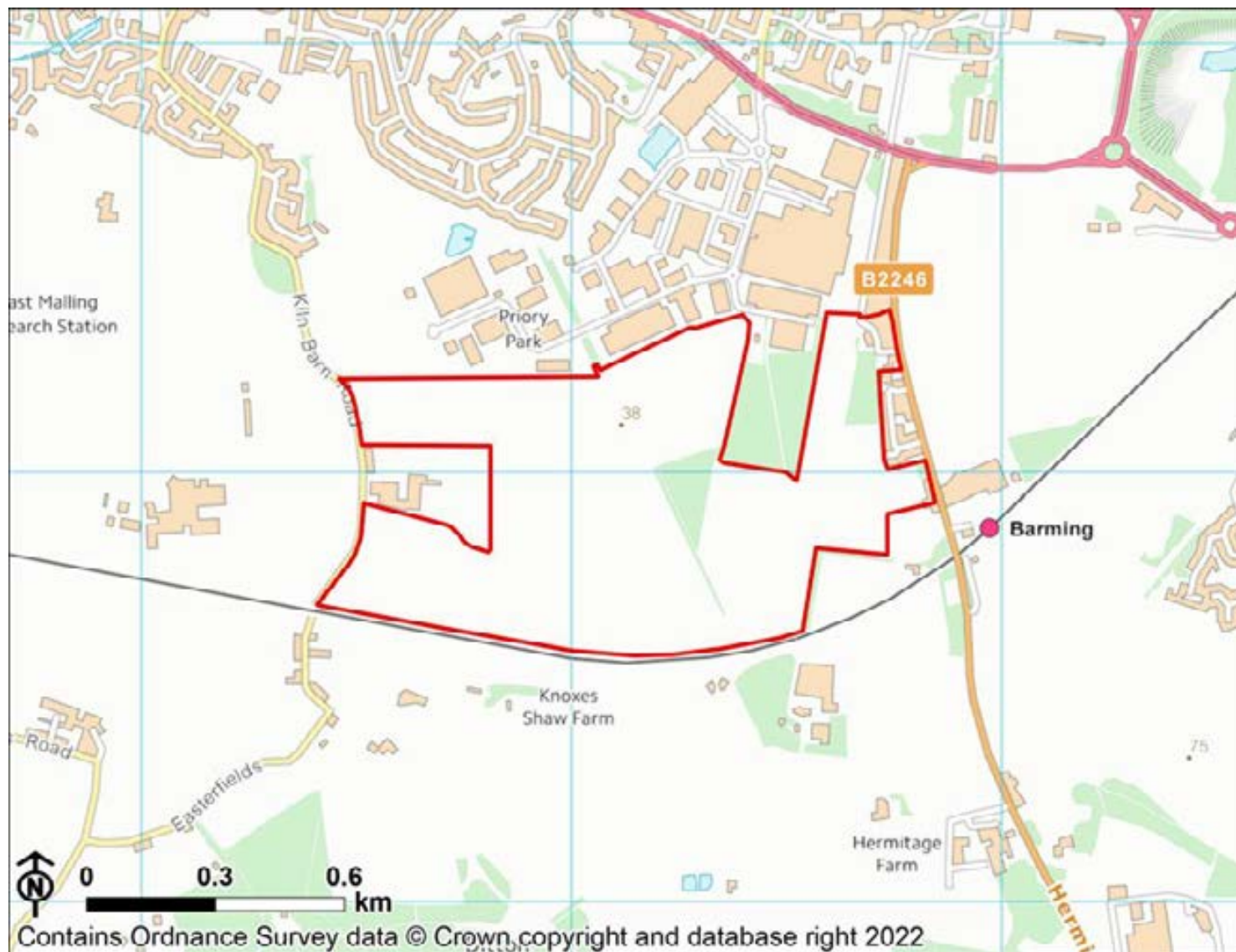
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59861

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could

stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59870

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

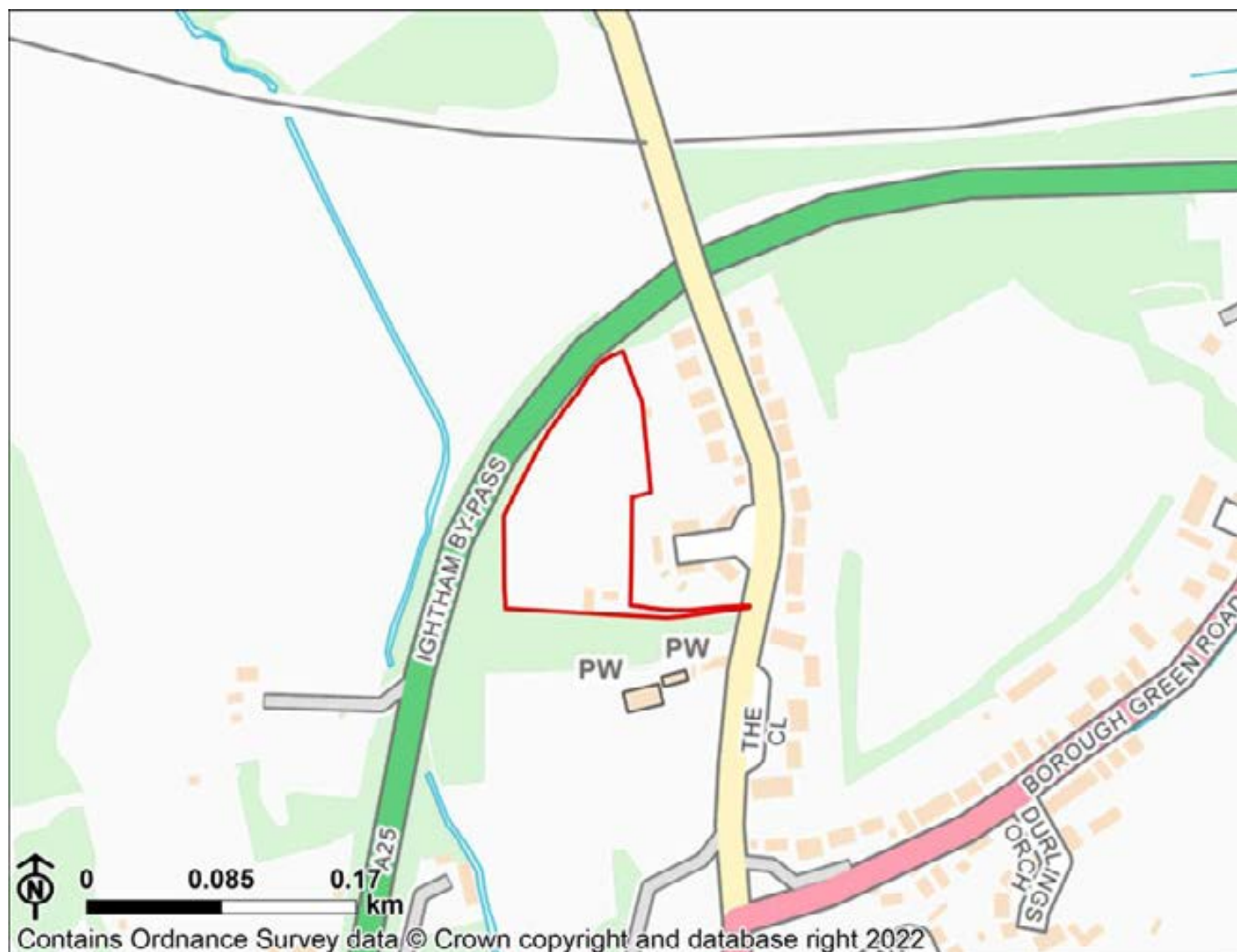
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59871

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

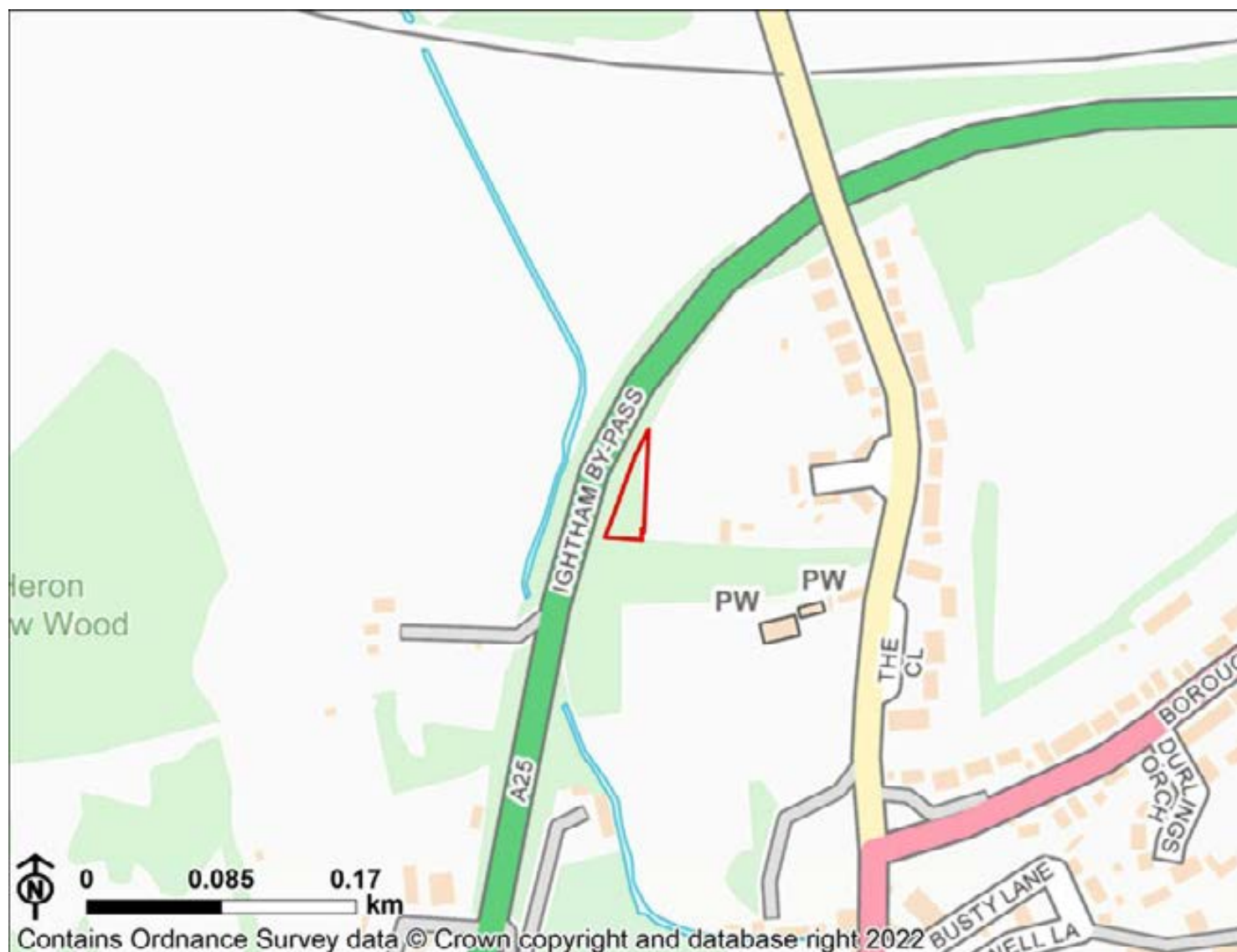
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59872

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59873

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

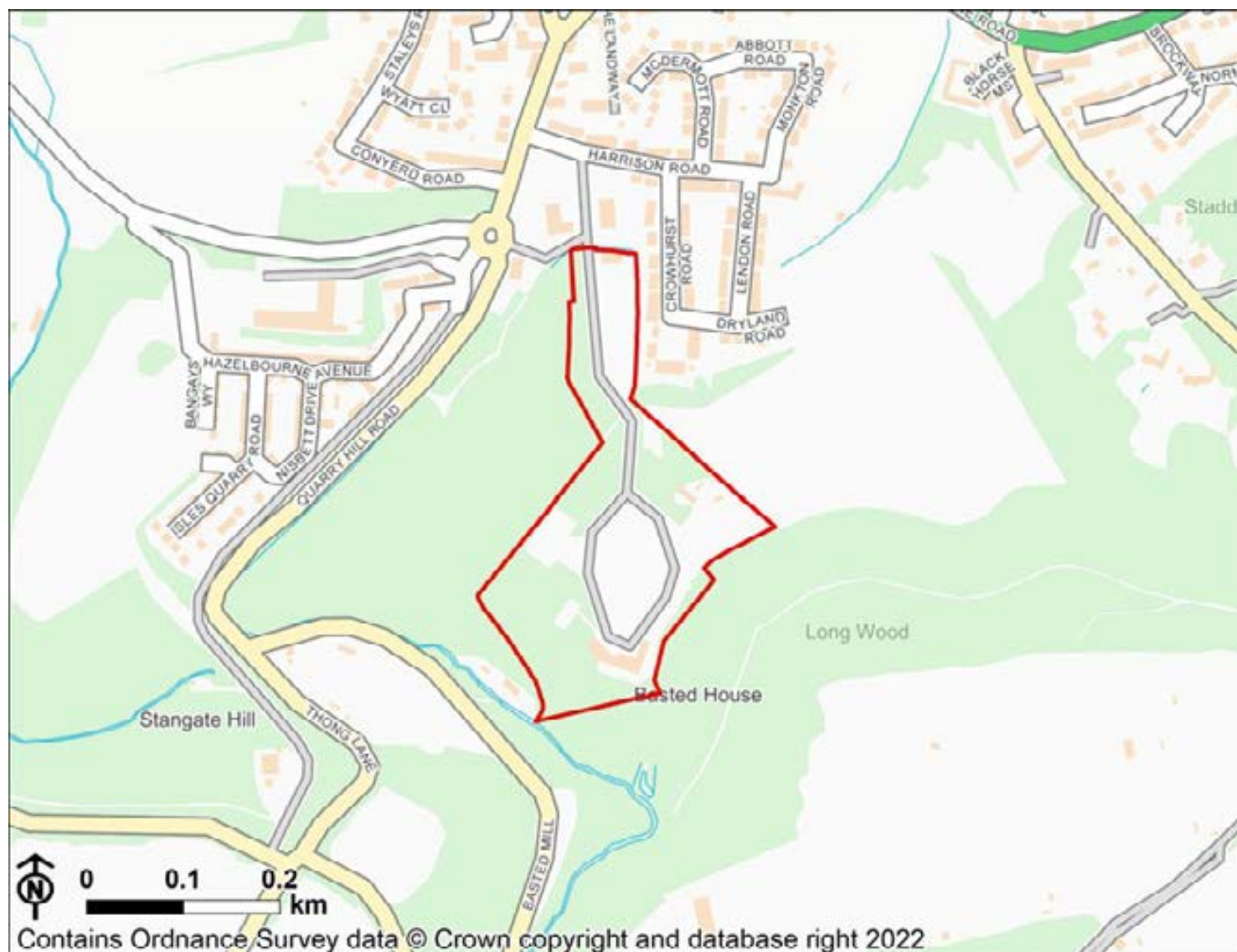
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59877

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

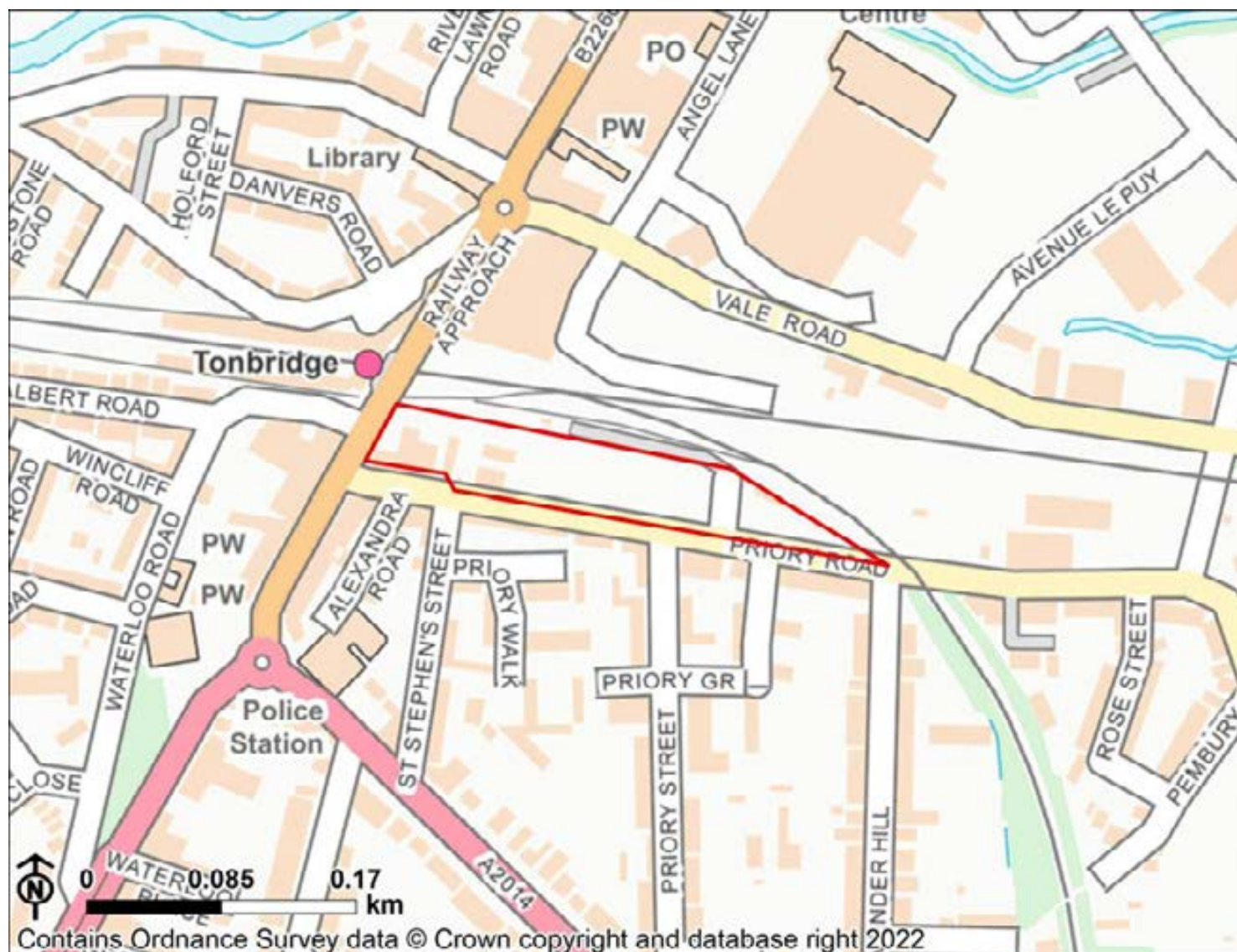
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59878

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

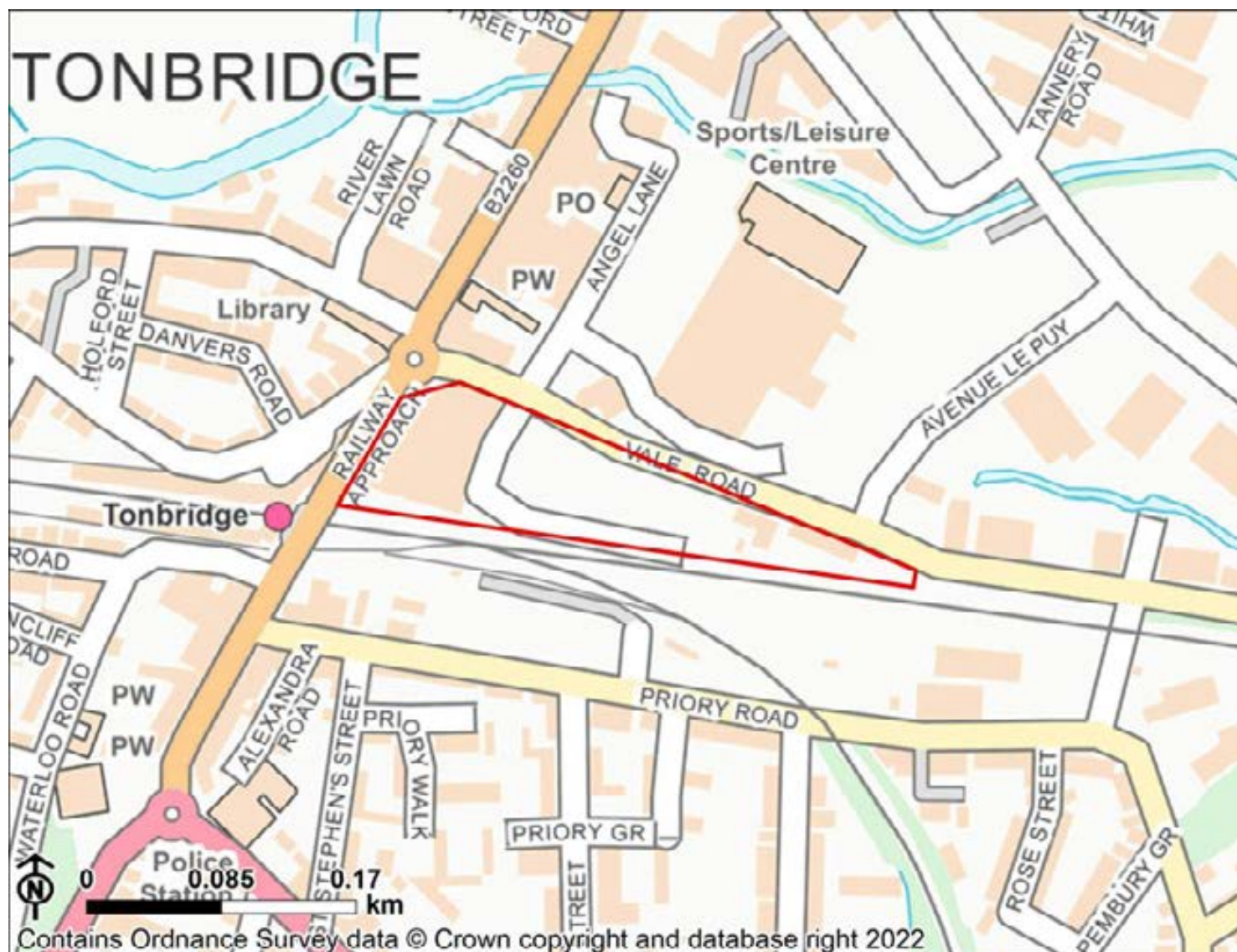
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59879

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Significant negative (--)

The site is within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

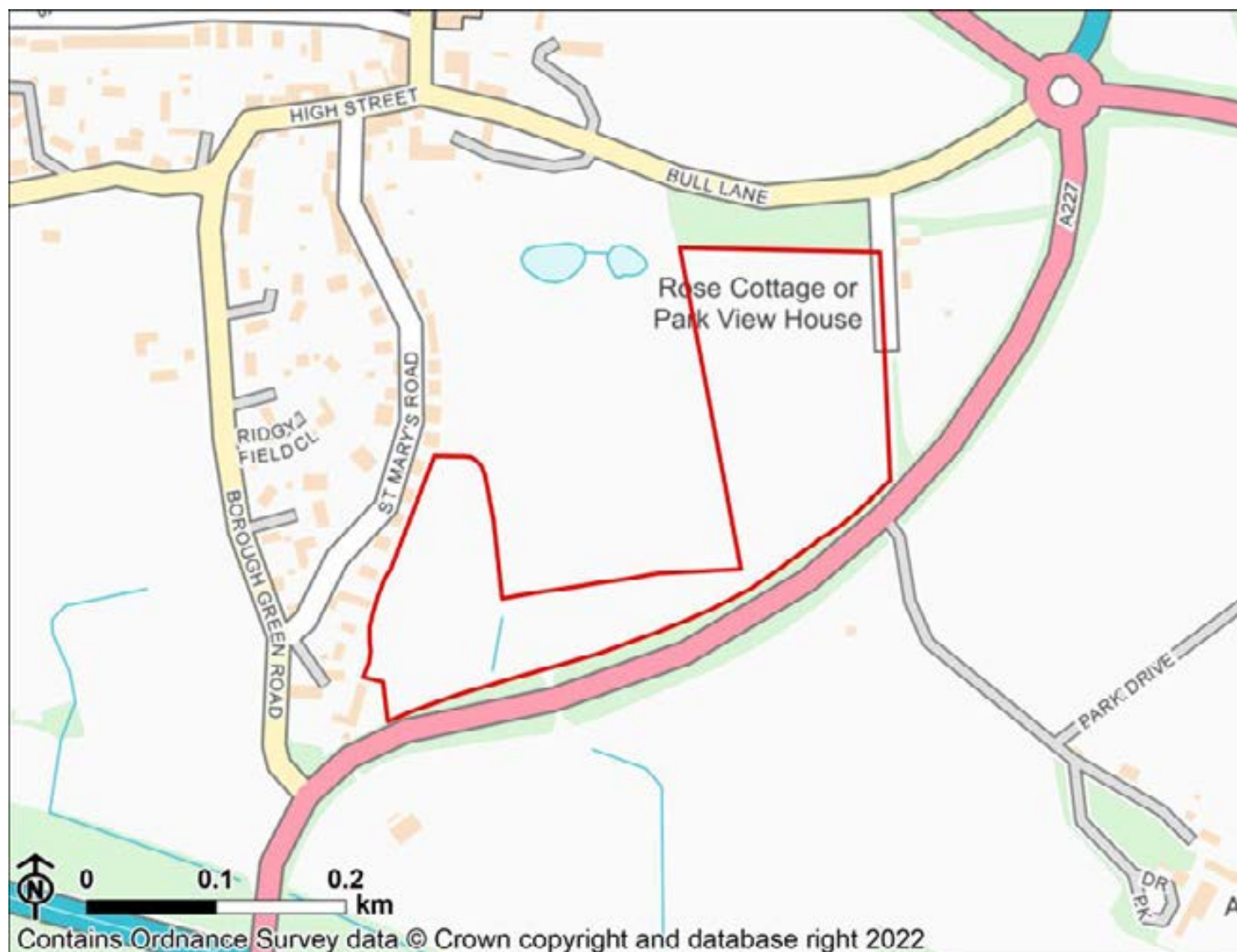
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59880

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

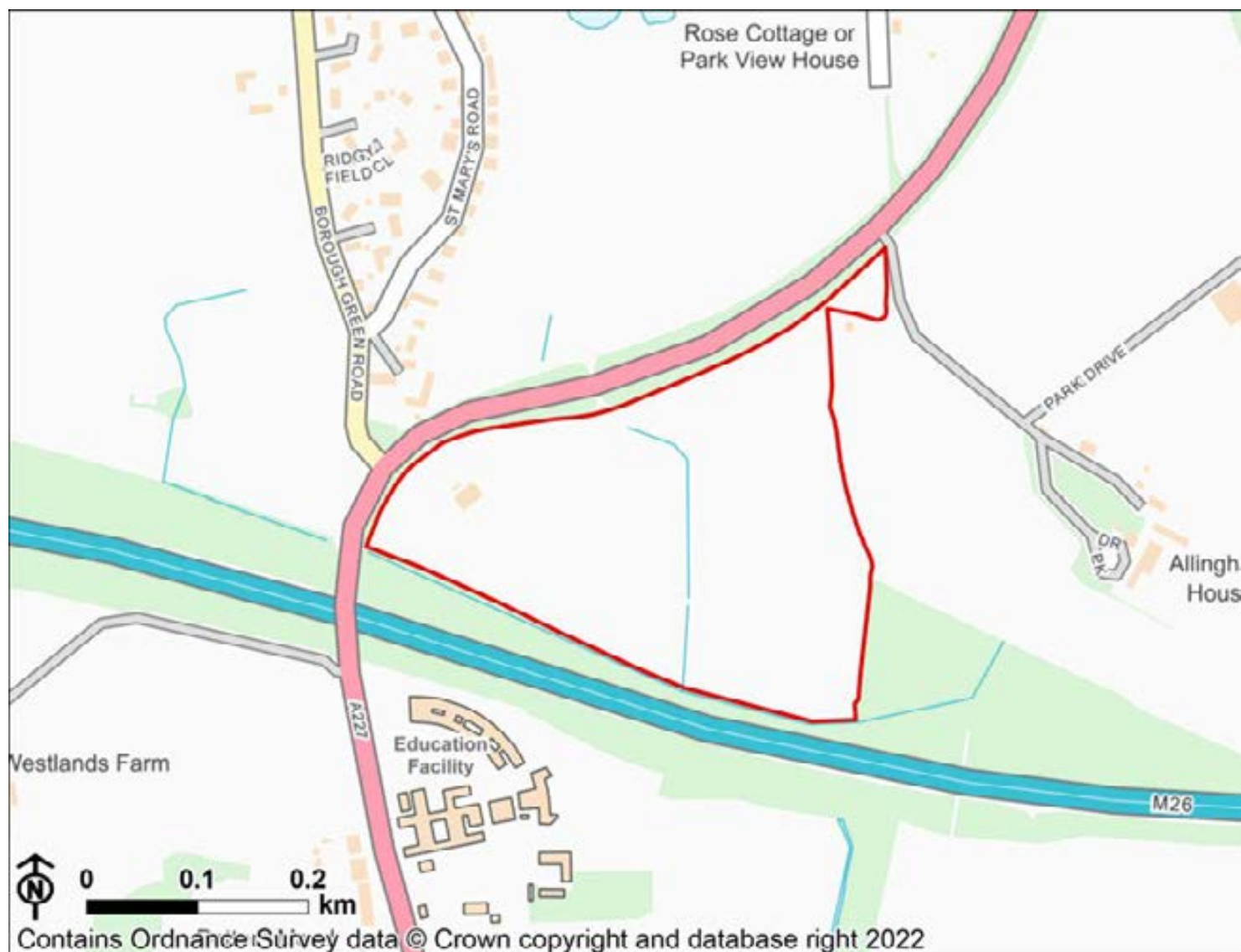
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59881

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59882

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59883

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

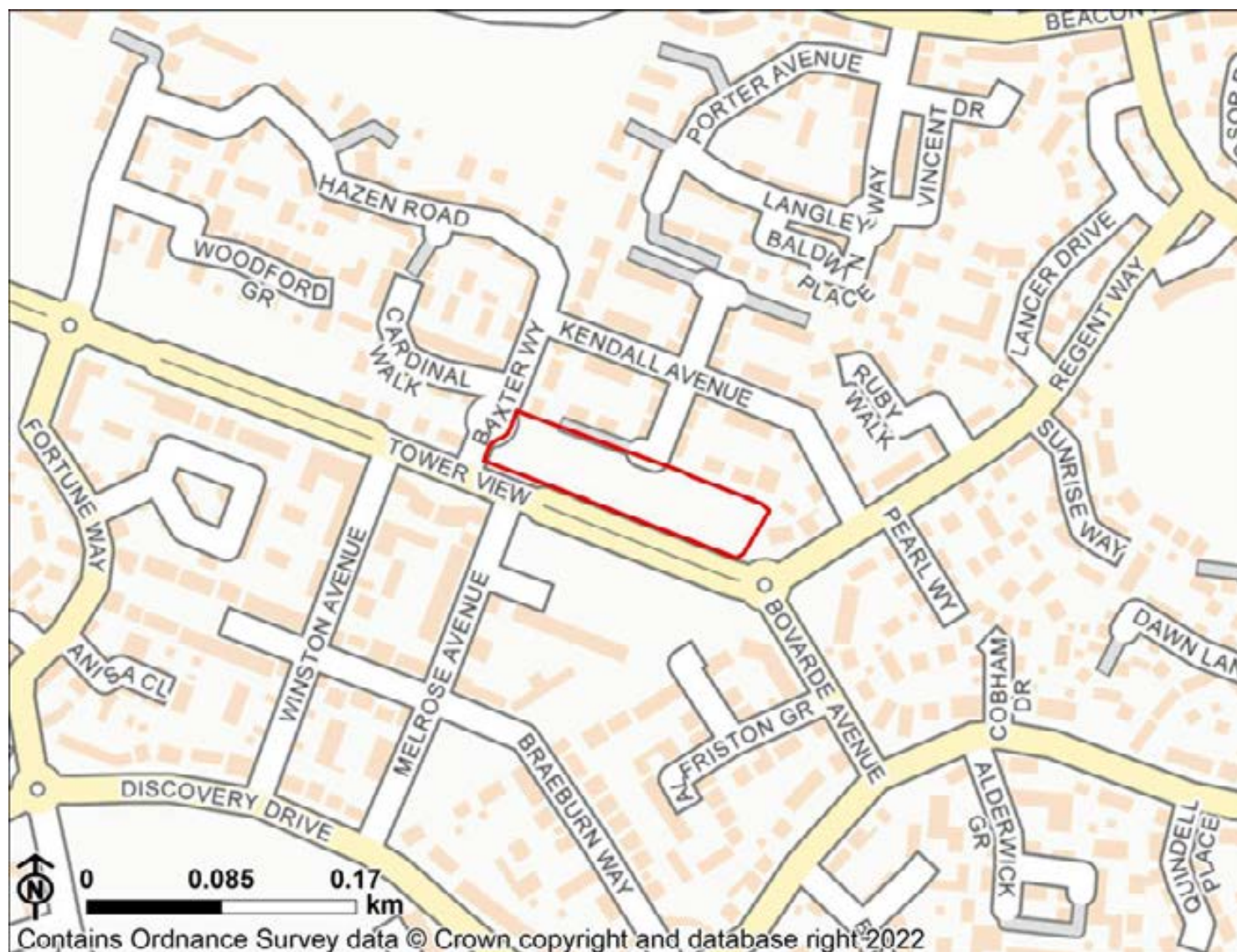
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59884

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or

3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

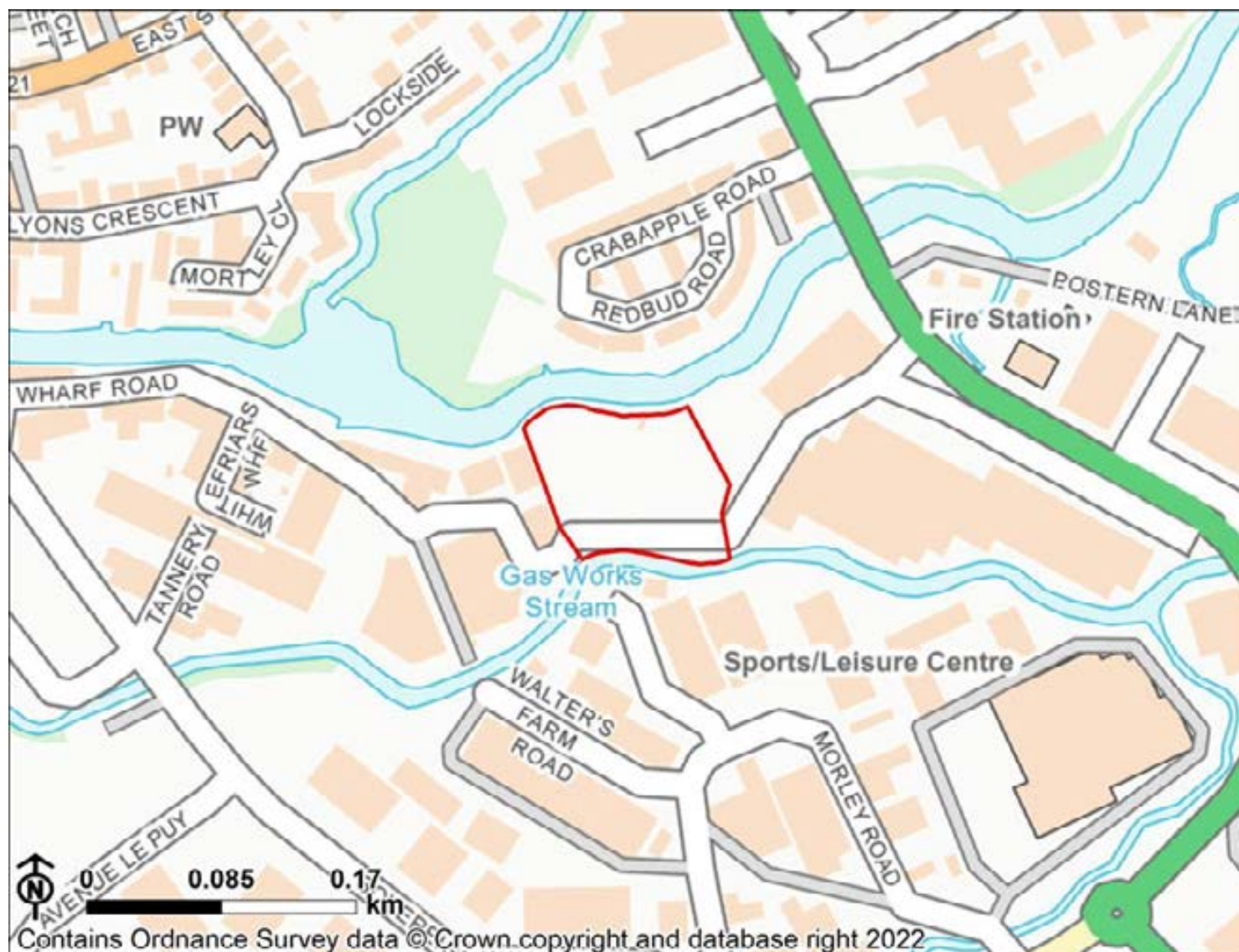
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59885

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

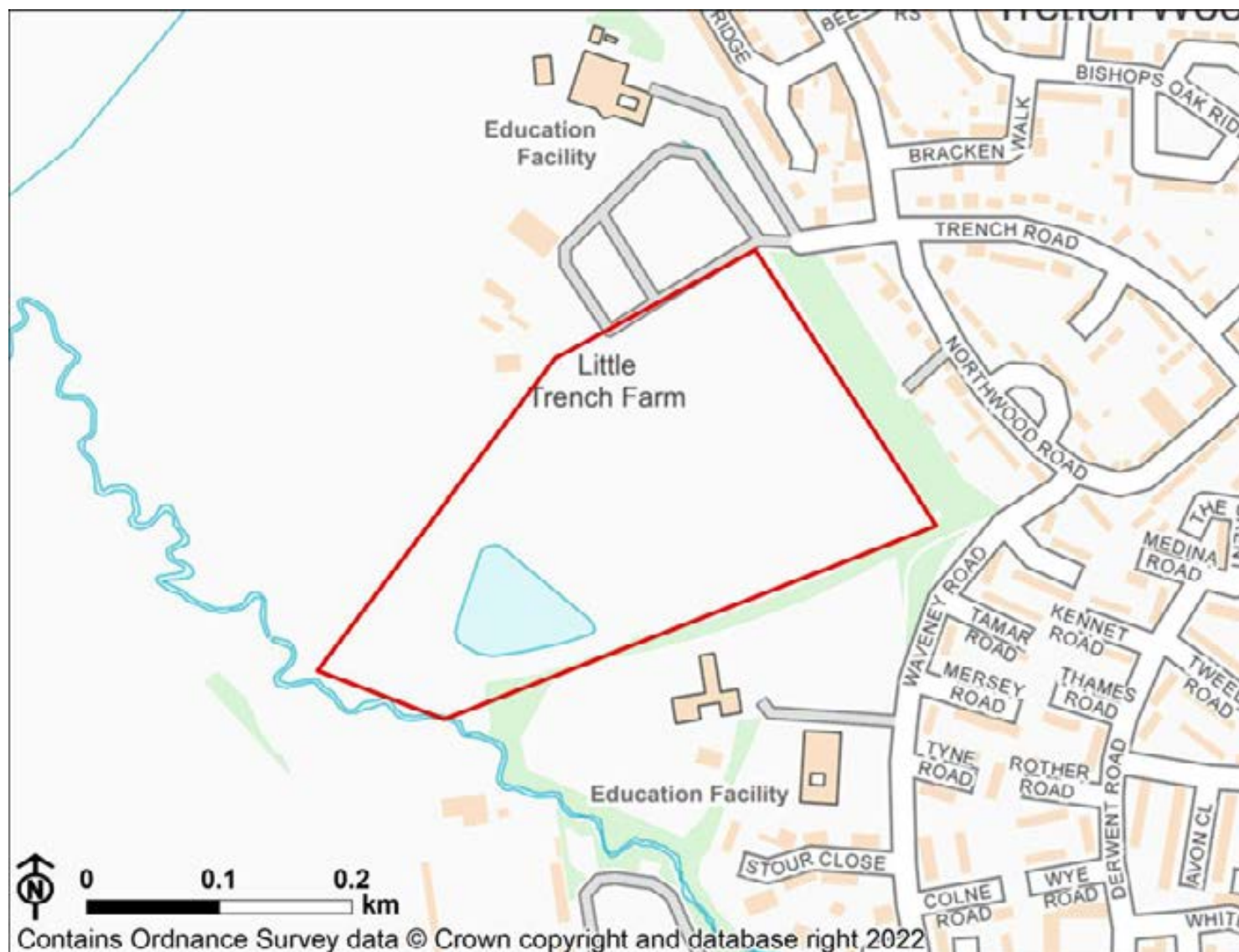
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59612

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain minor negative (-)

The site is located between 250m-1km of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--) / Uncertain significant negative (--)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

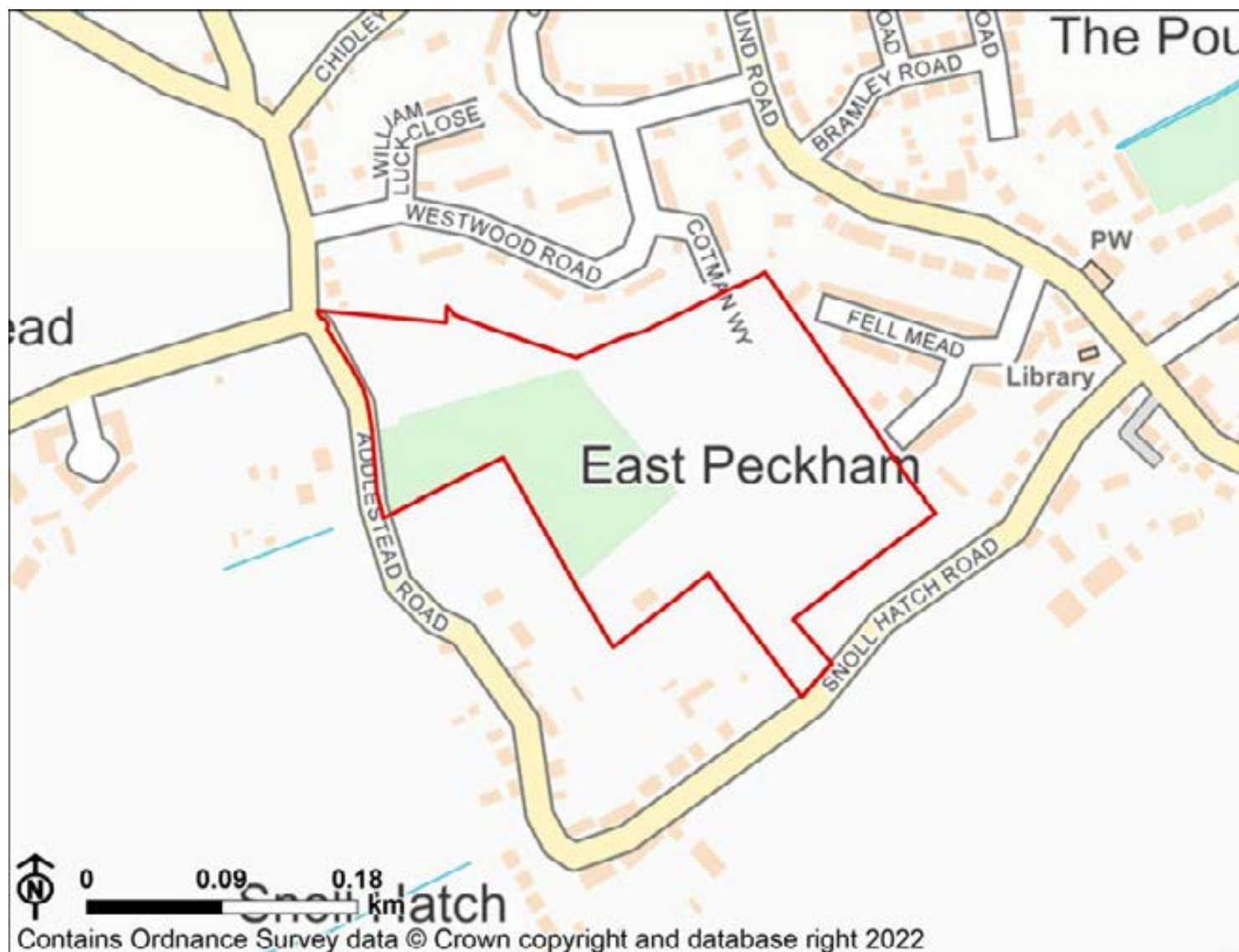
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59613

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

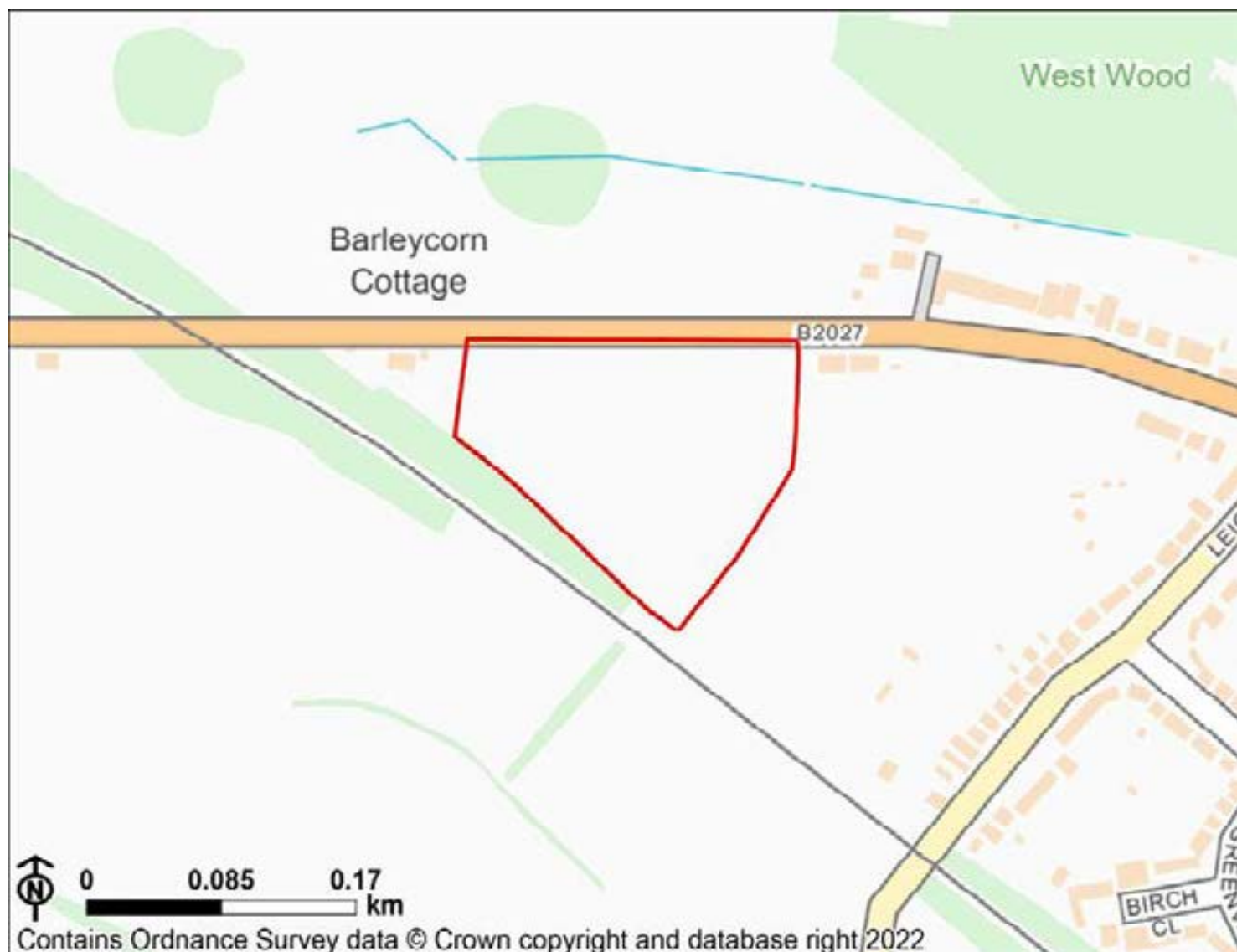
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59615

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

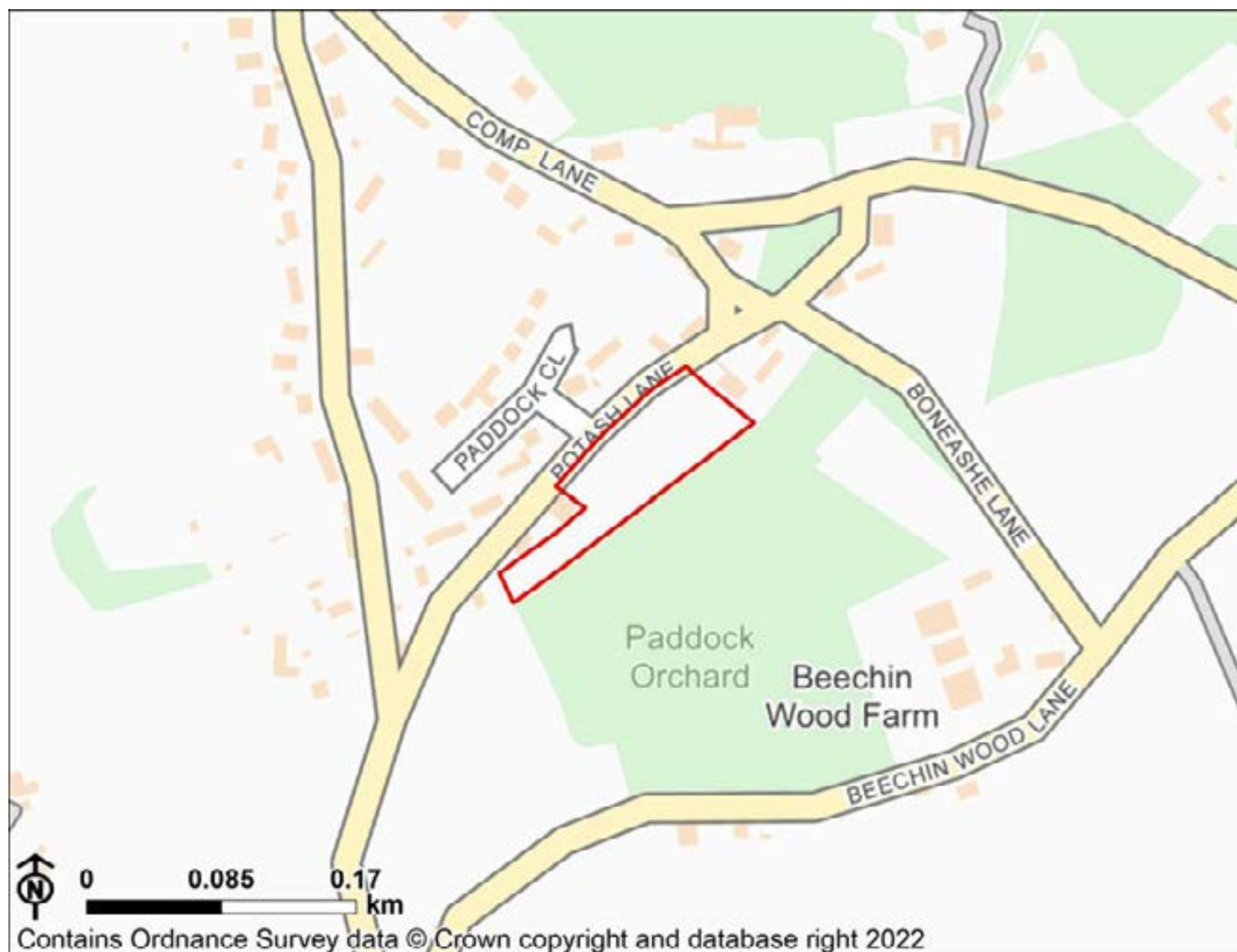
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59617

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59618

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

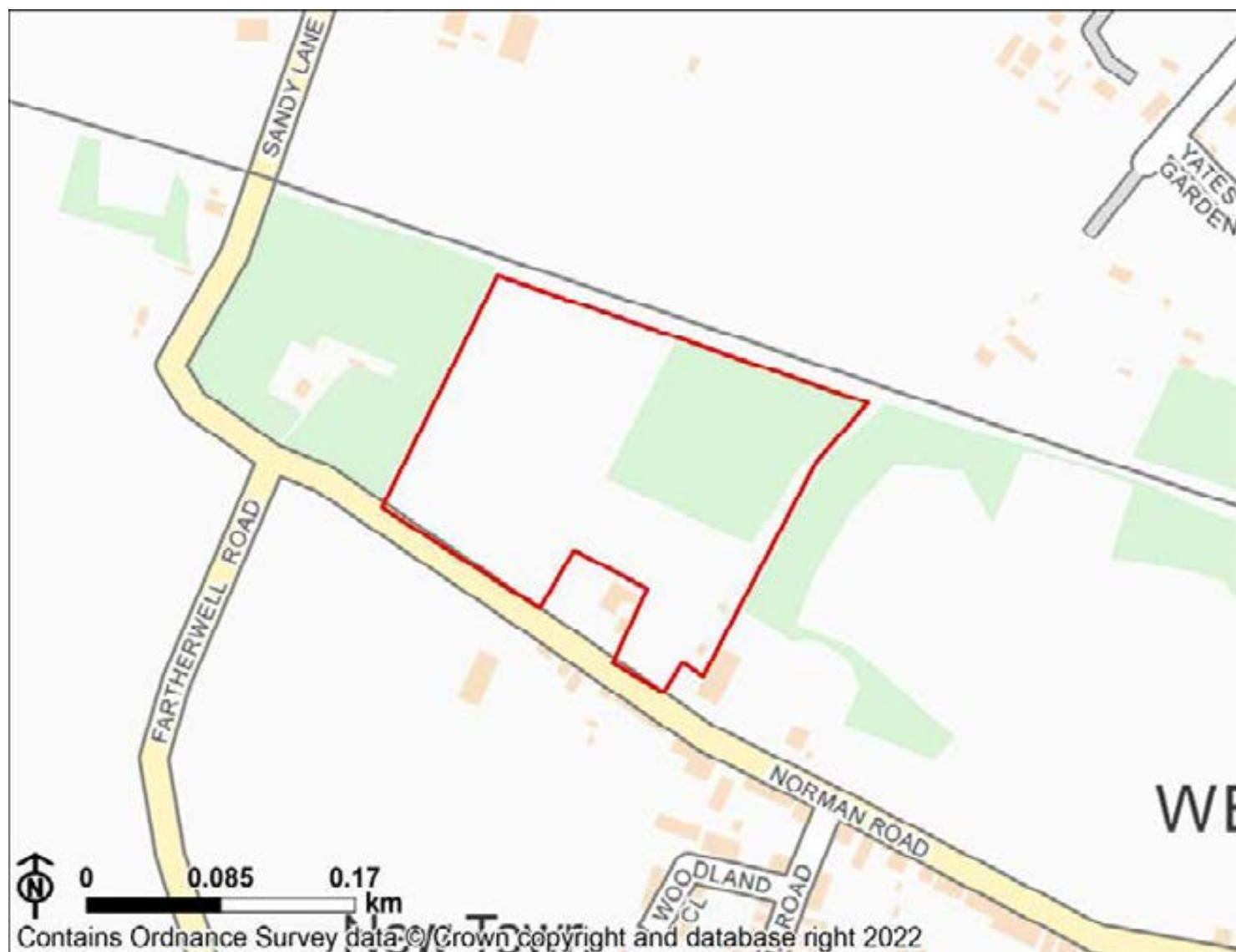
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59619

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59620

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

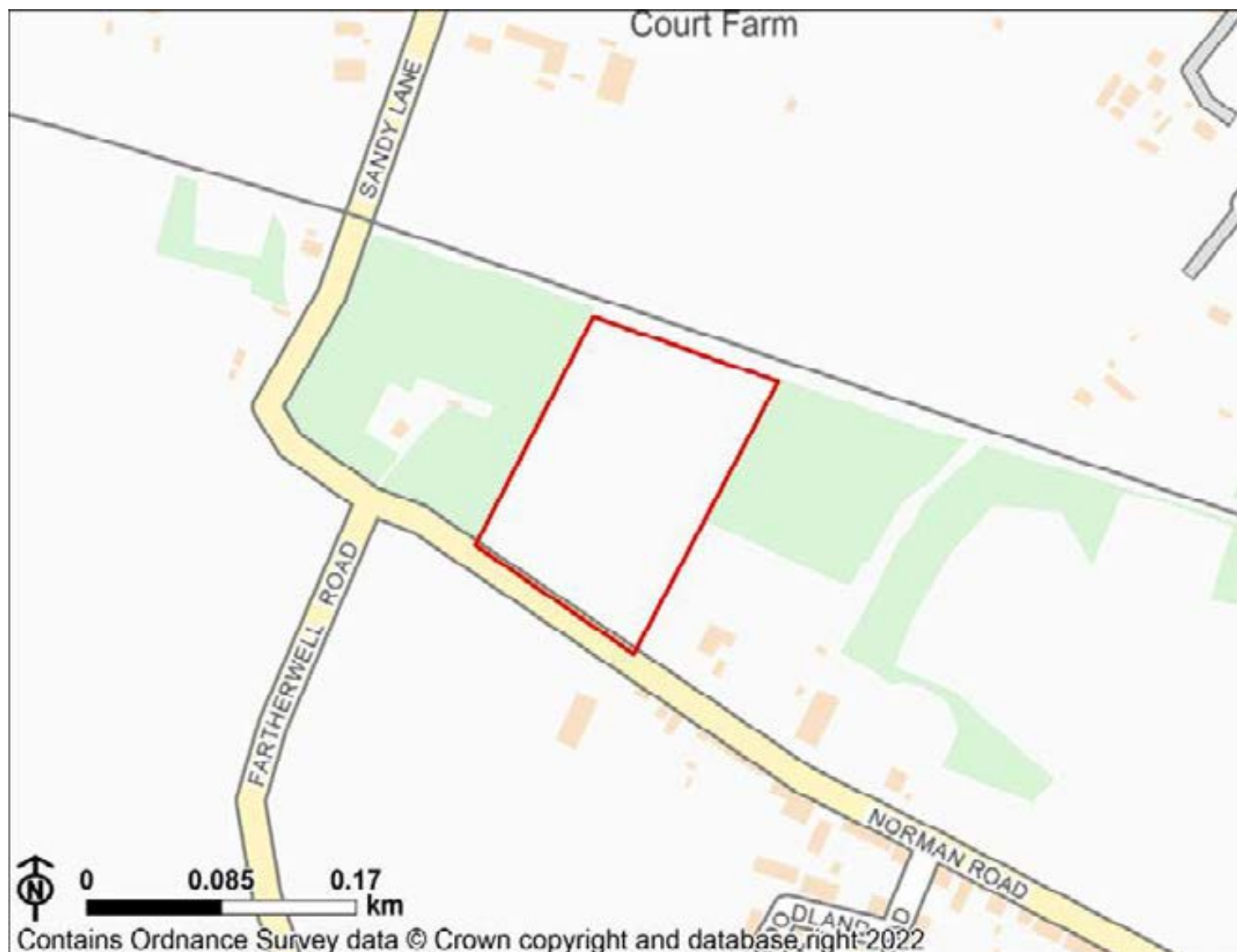
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59621

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59622

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle

route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

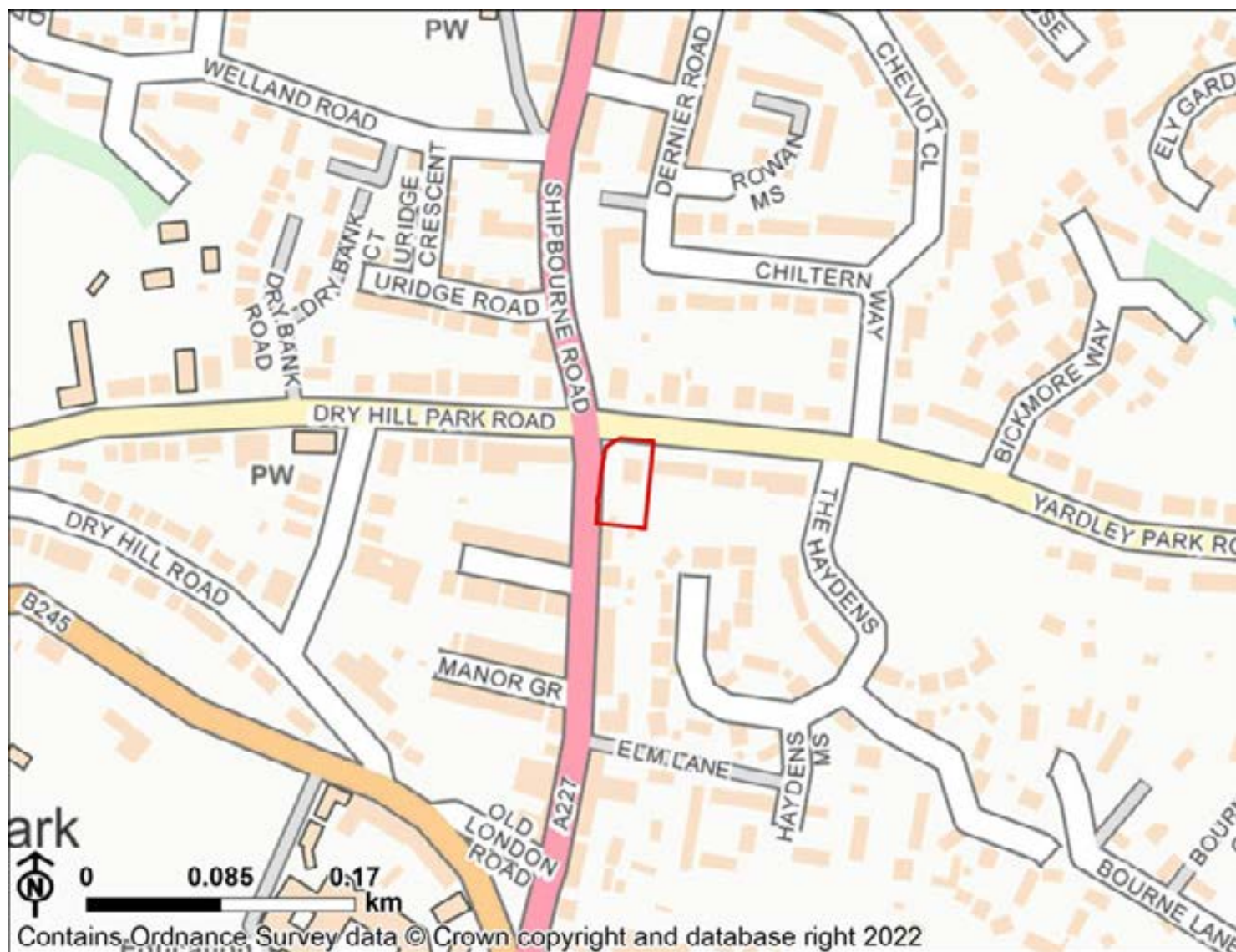
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59623

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain negligible (0?)

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will

depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59624

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

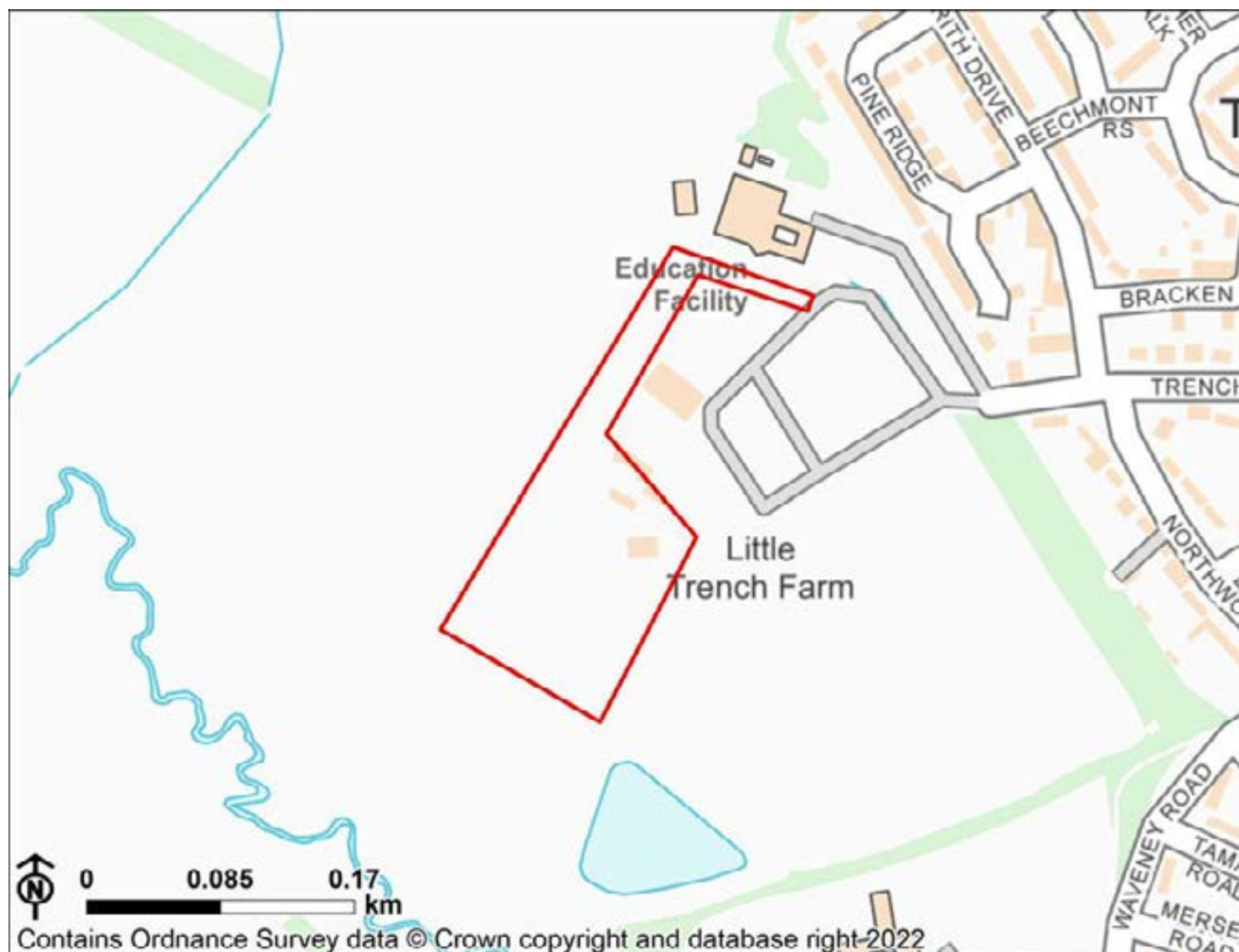
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59625

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59627

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

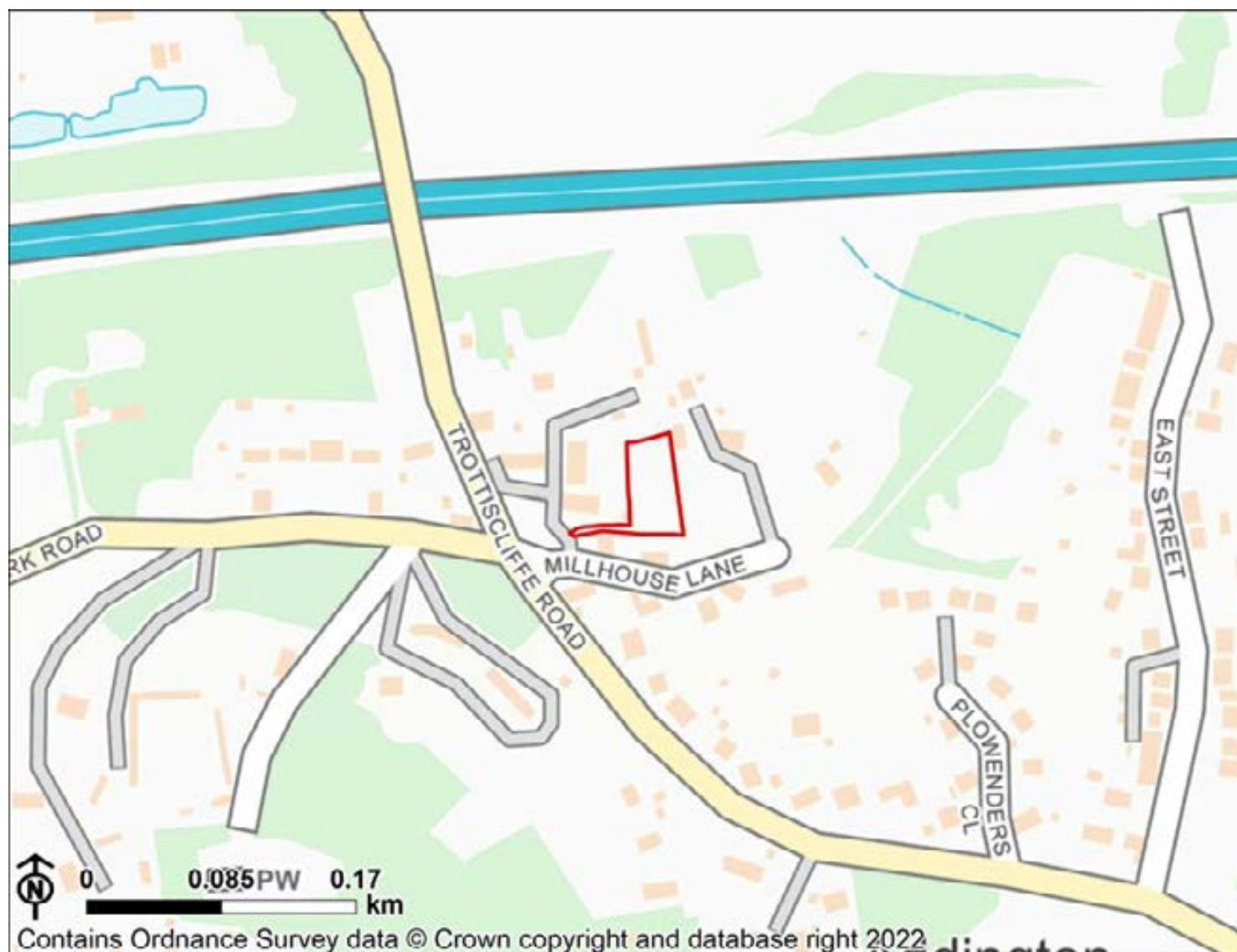
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59628

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard

against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59629

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59631

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.
The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59632

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

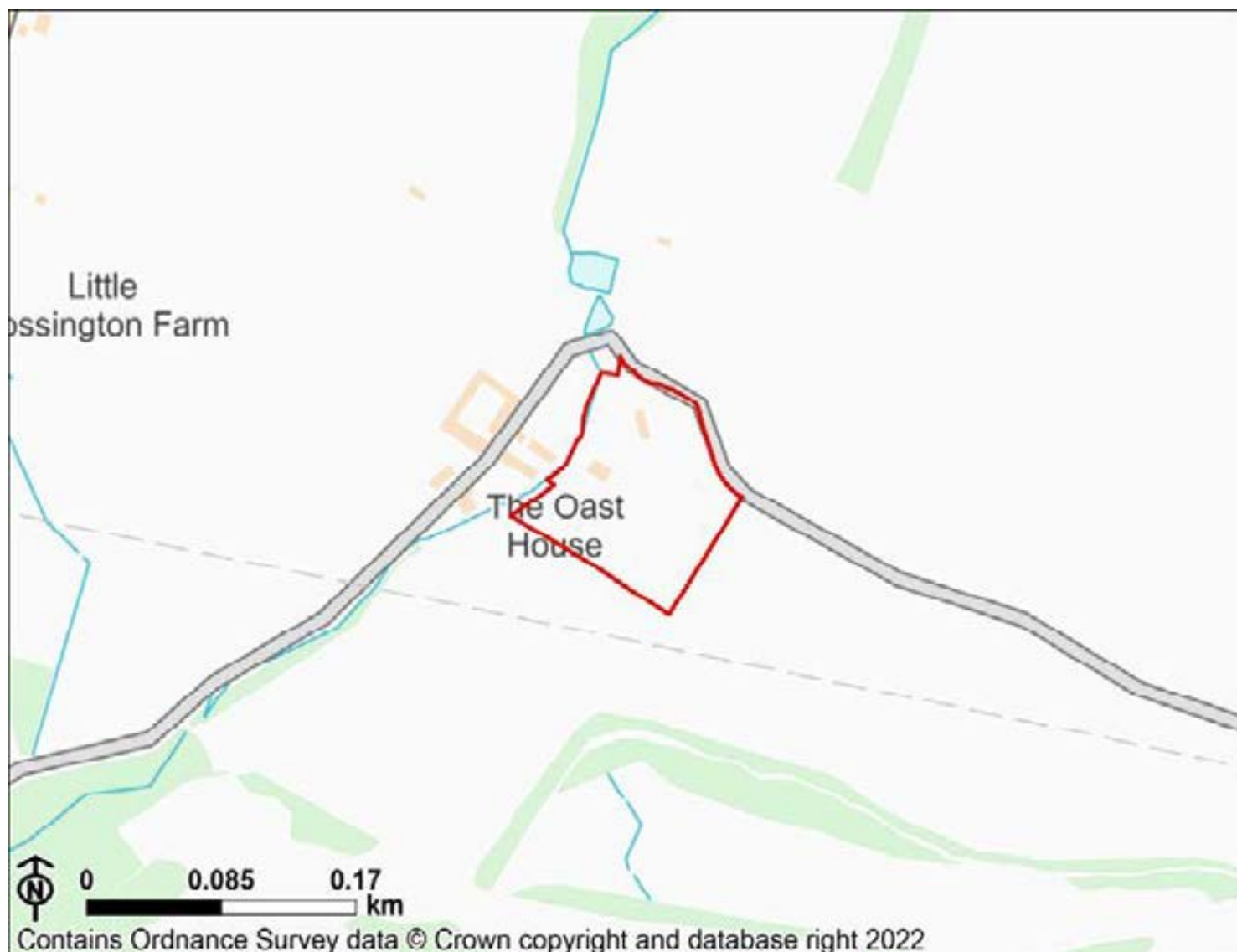
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59633

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

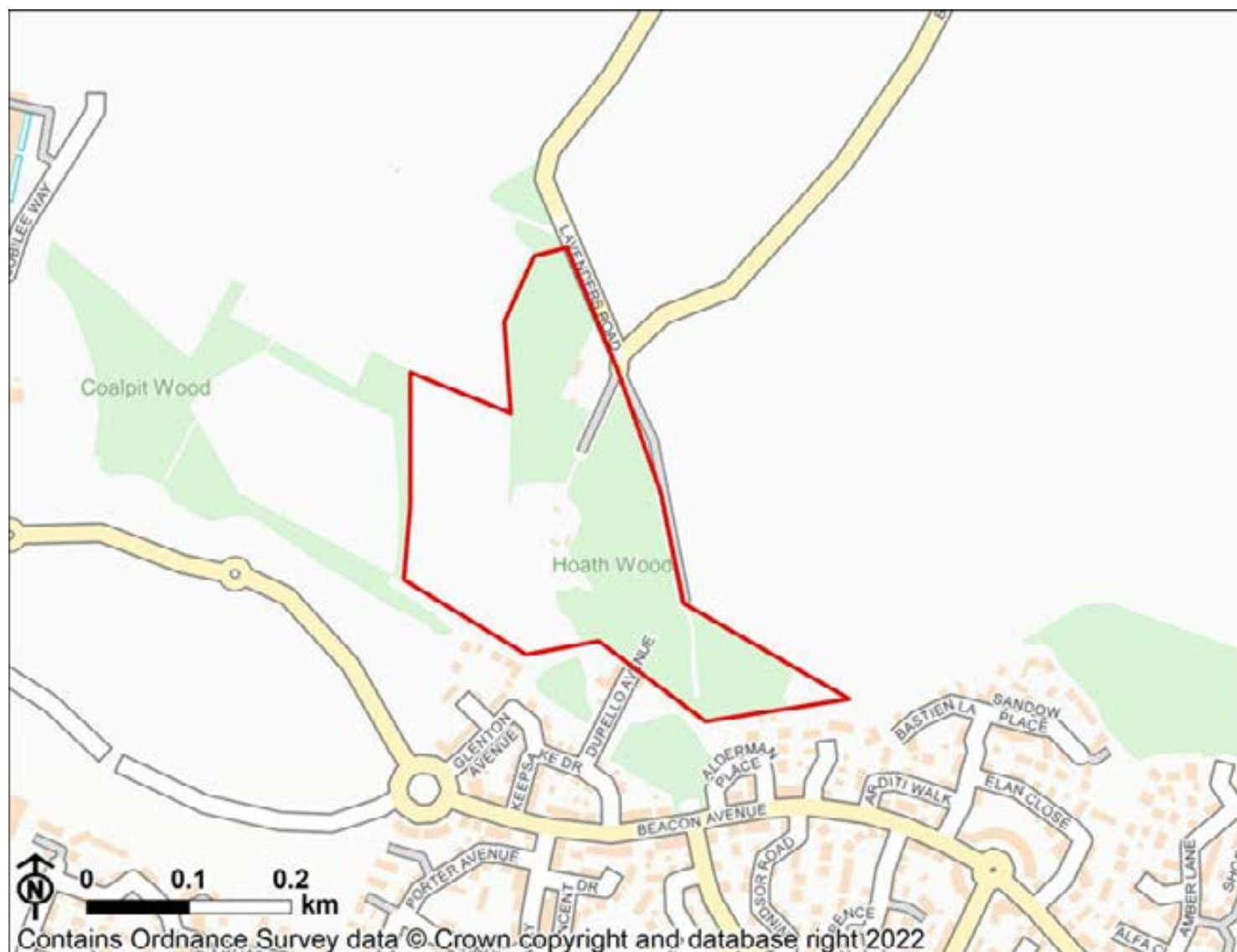
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59634

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59635

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain negligible (0?)

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59636

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

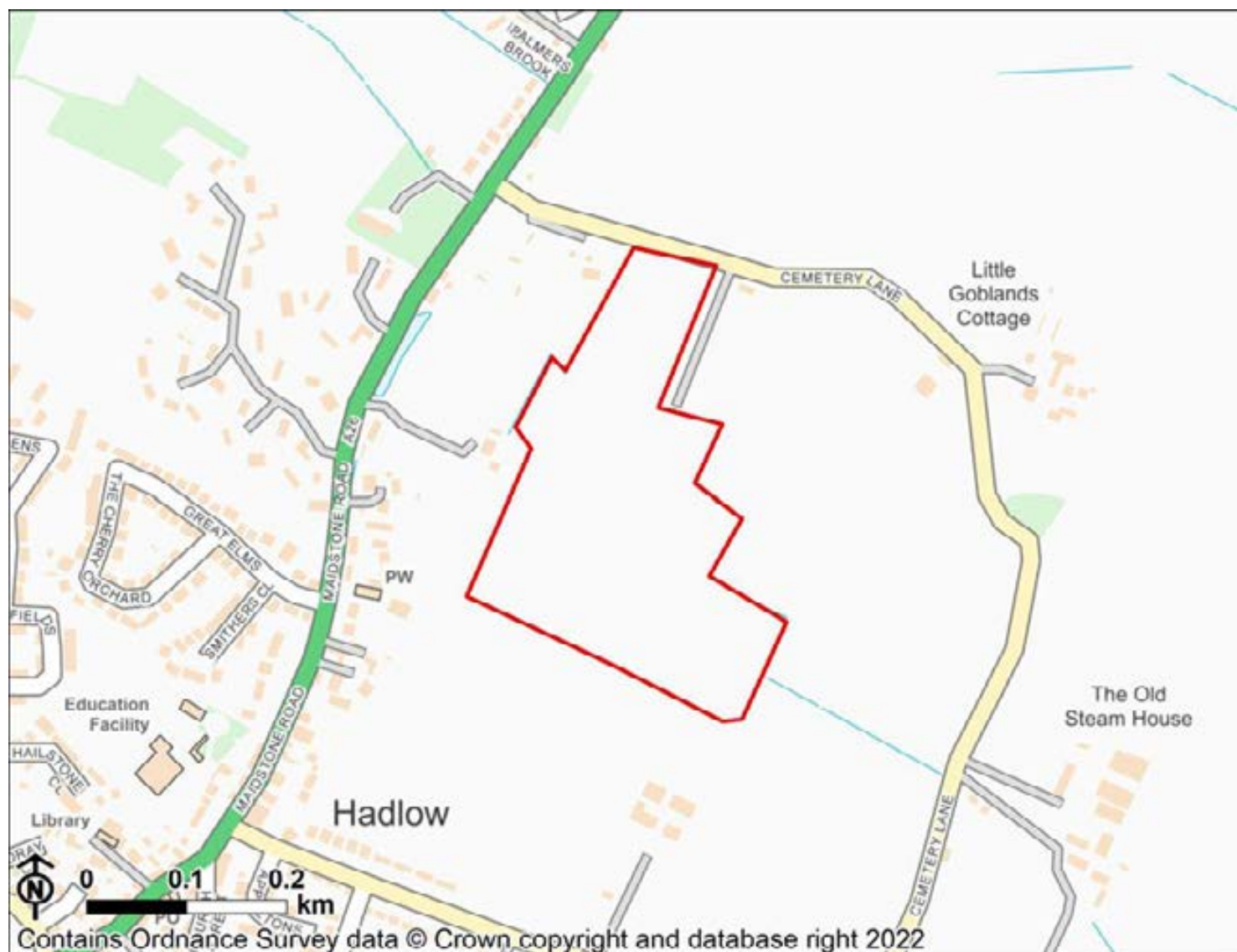
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59637

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

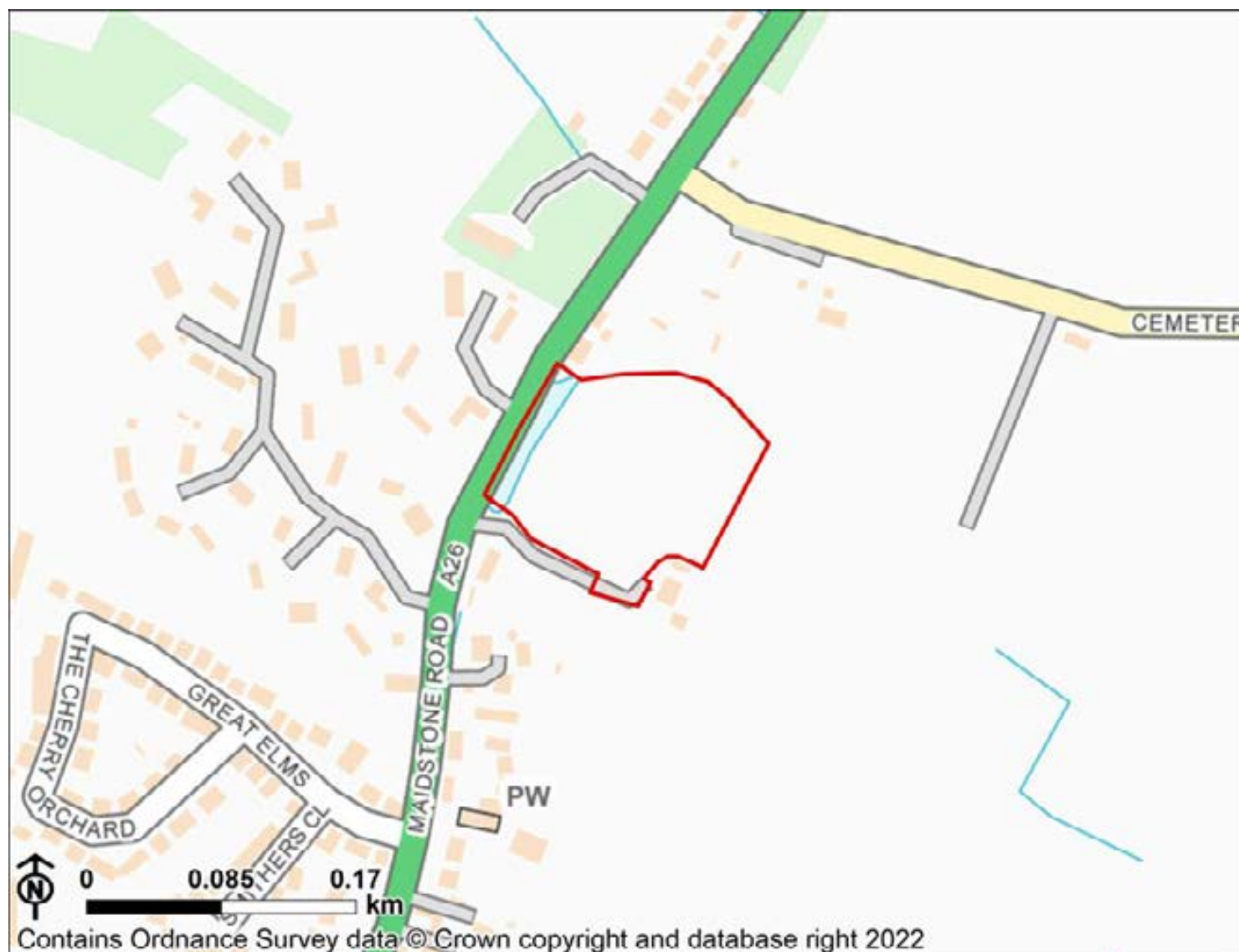
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59638

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

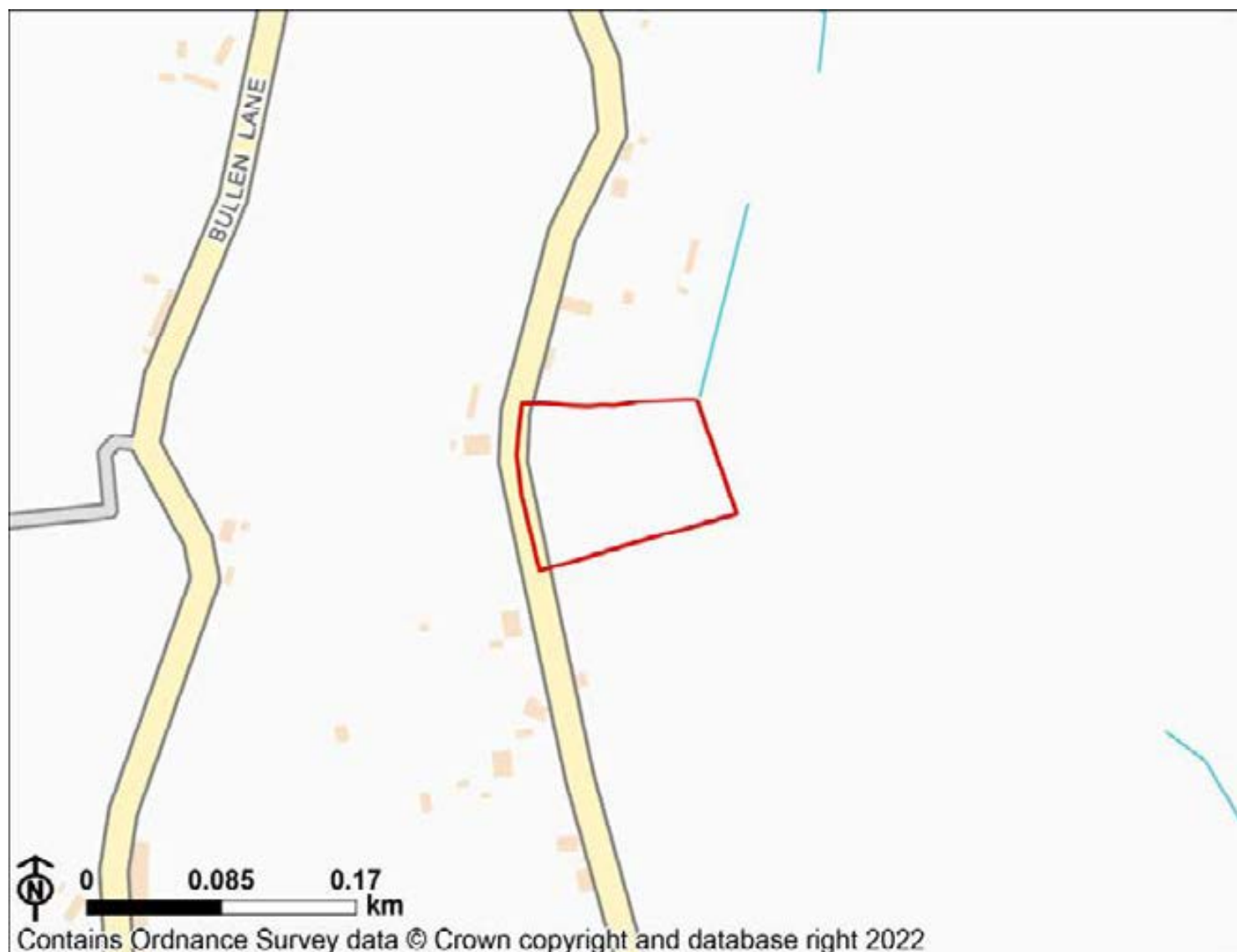
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59639

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle

route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

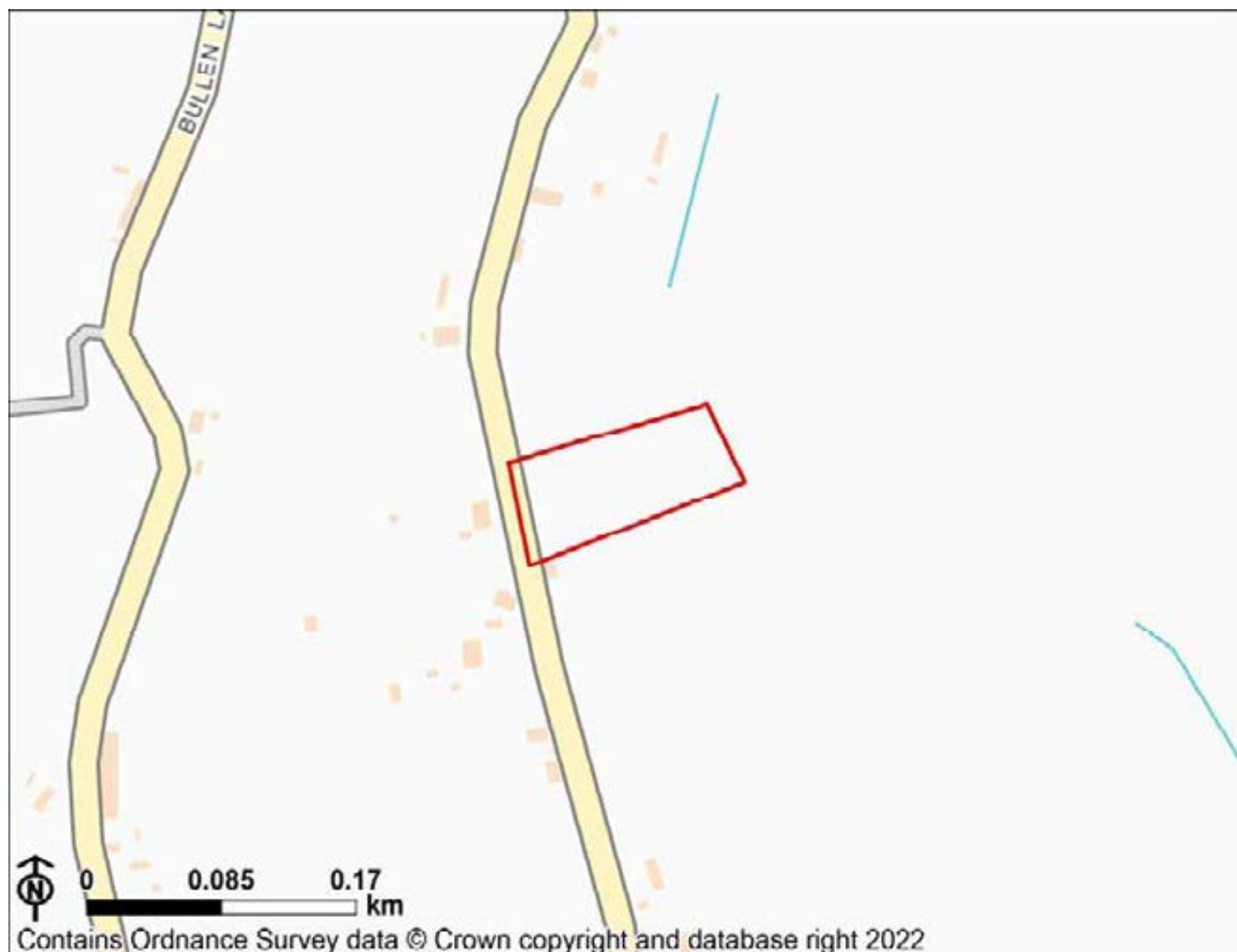
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59640

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle

route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

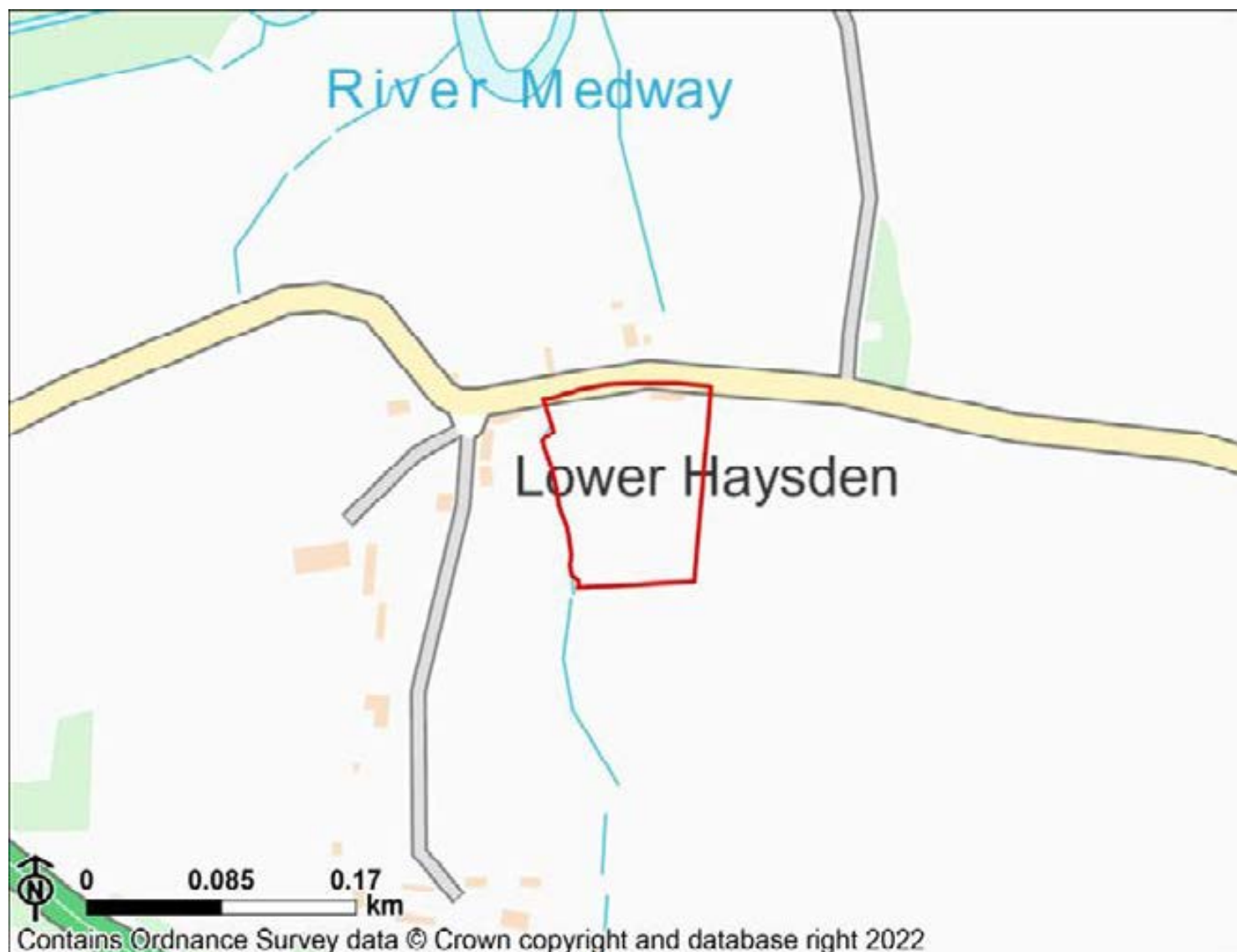
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59641

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Negligible (0)

The site is more than 800m from a railway station and more than 400m from a bus stop but has a cycle path within 400m.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

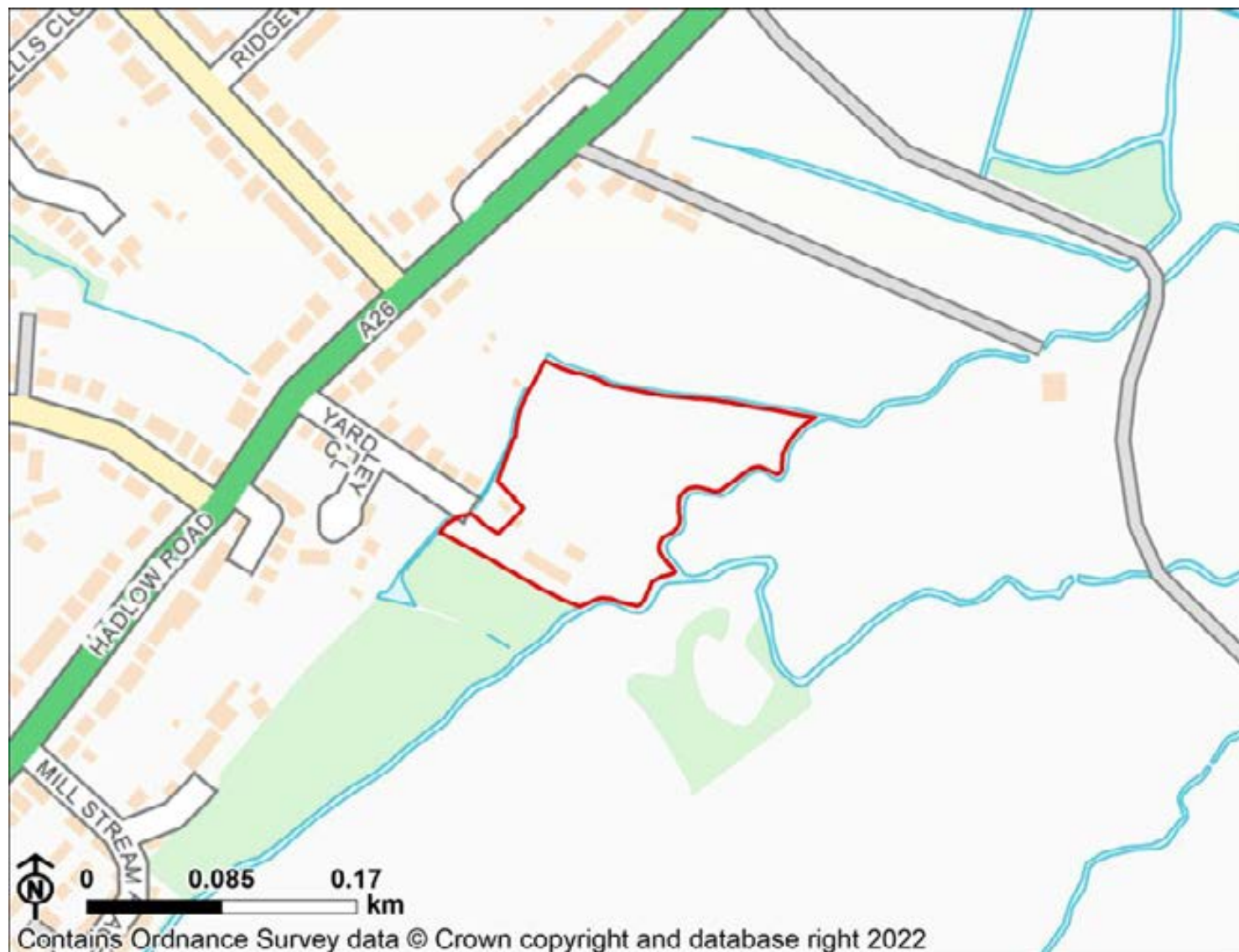
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59644

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

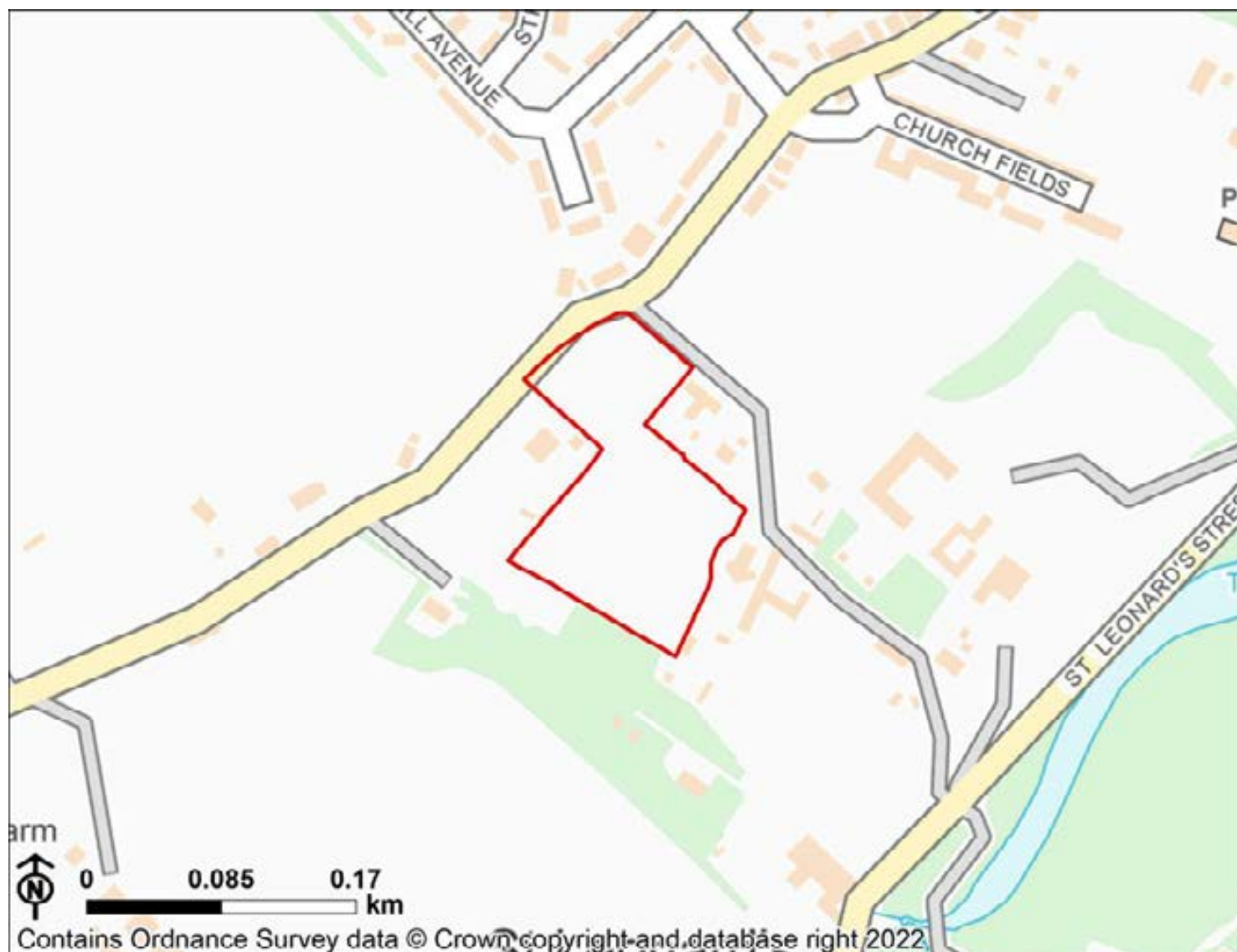
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59645

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

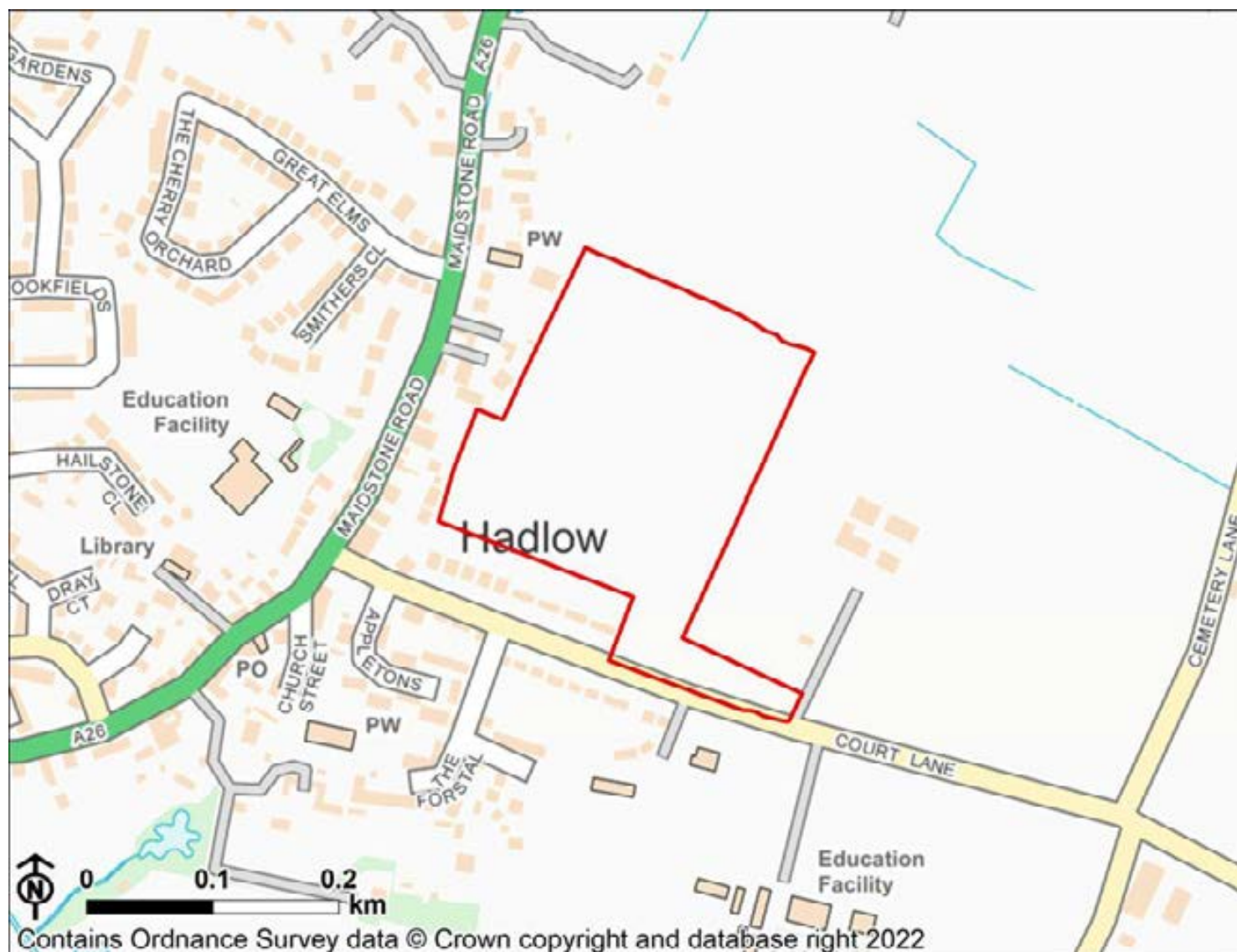
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59647

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59648

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59649

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59653

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

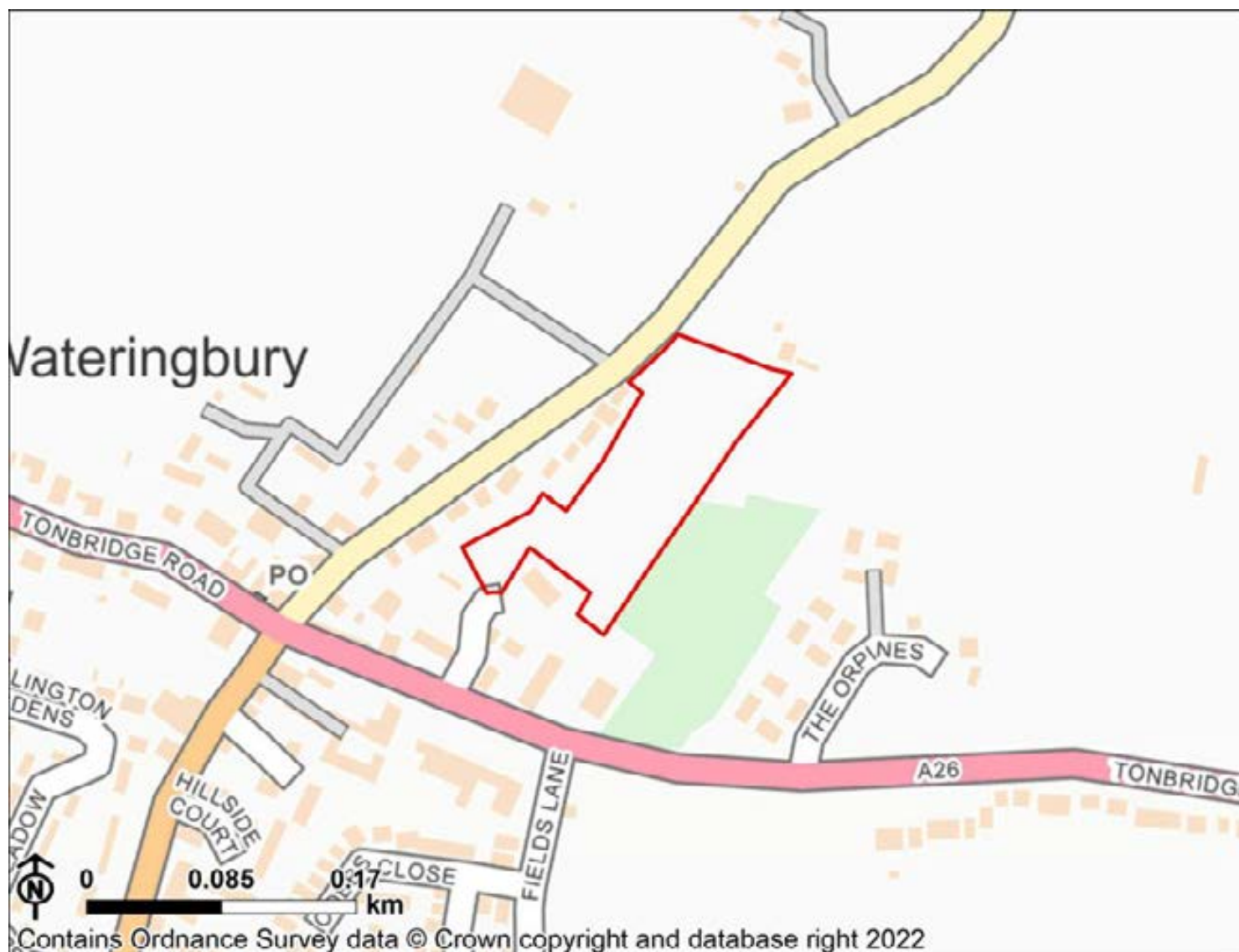
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59654

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.
The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Significant negative (--)

The site is within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

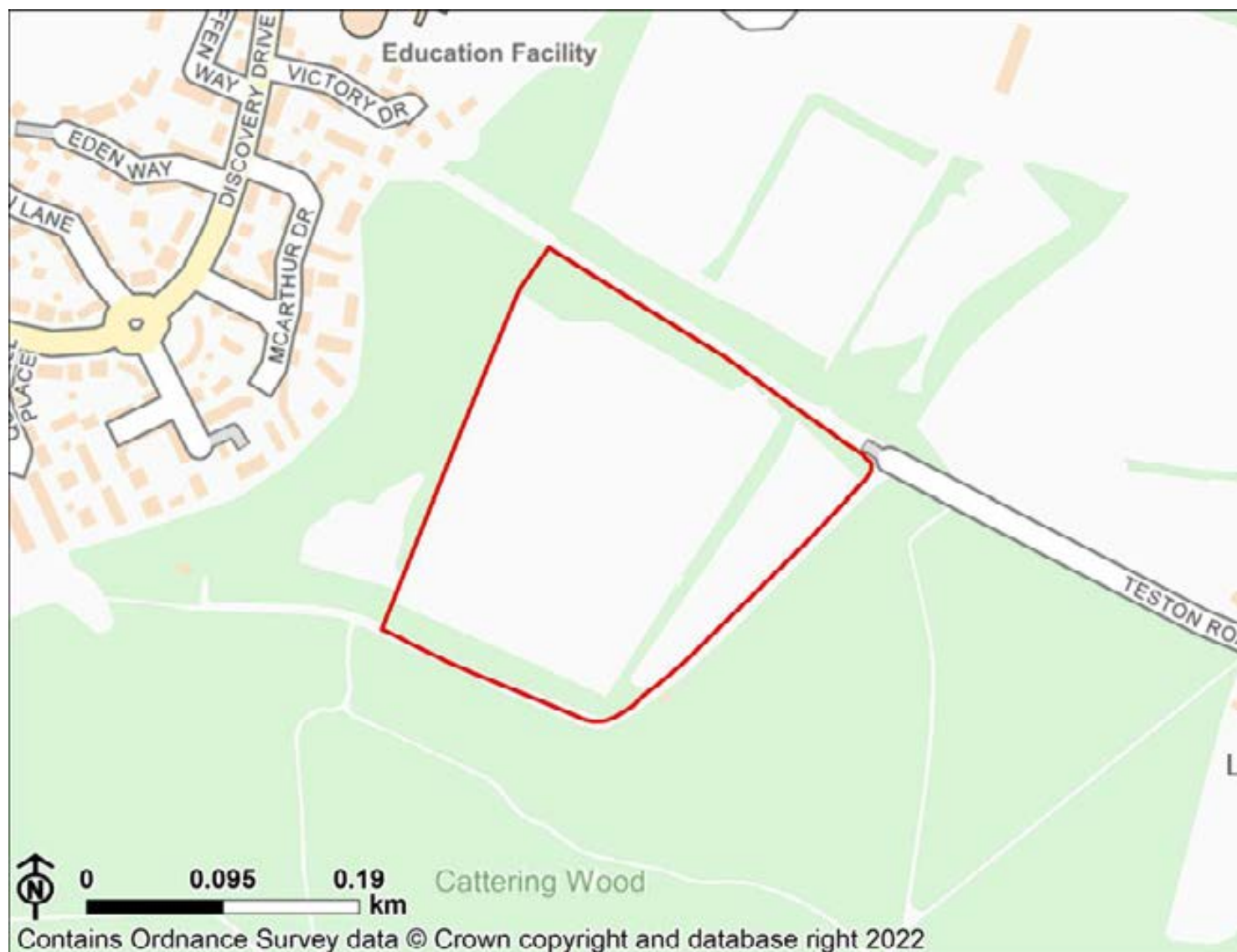
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59655

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

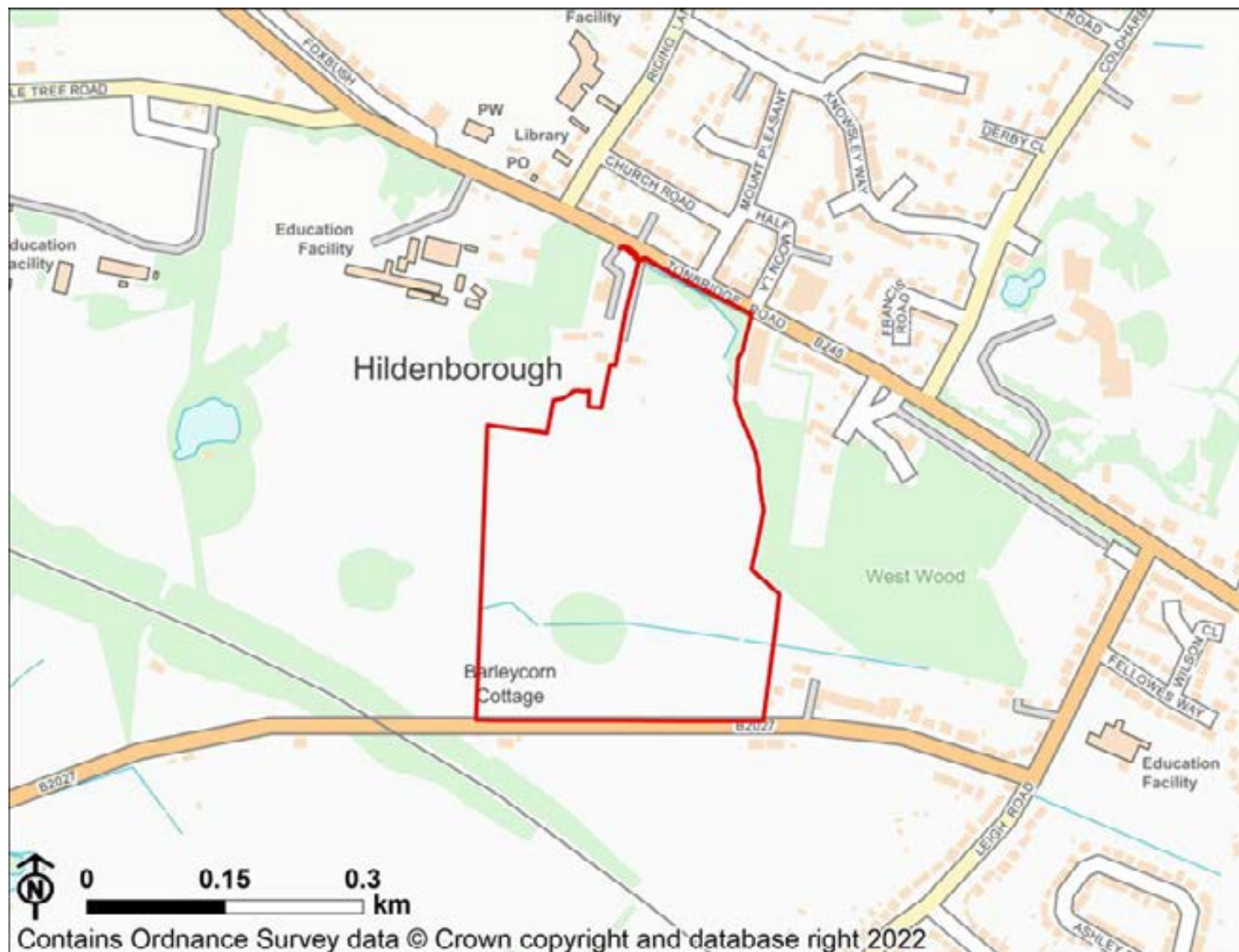
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59656

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

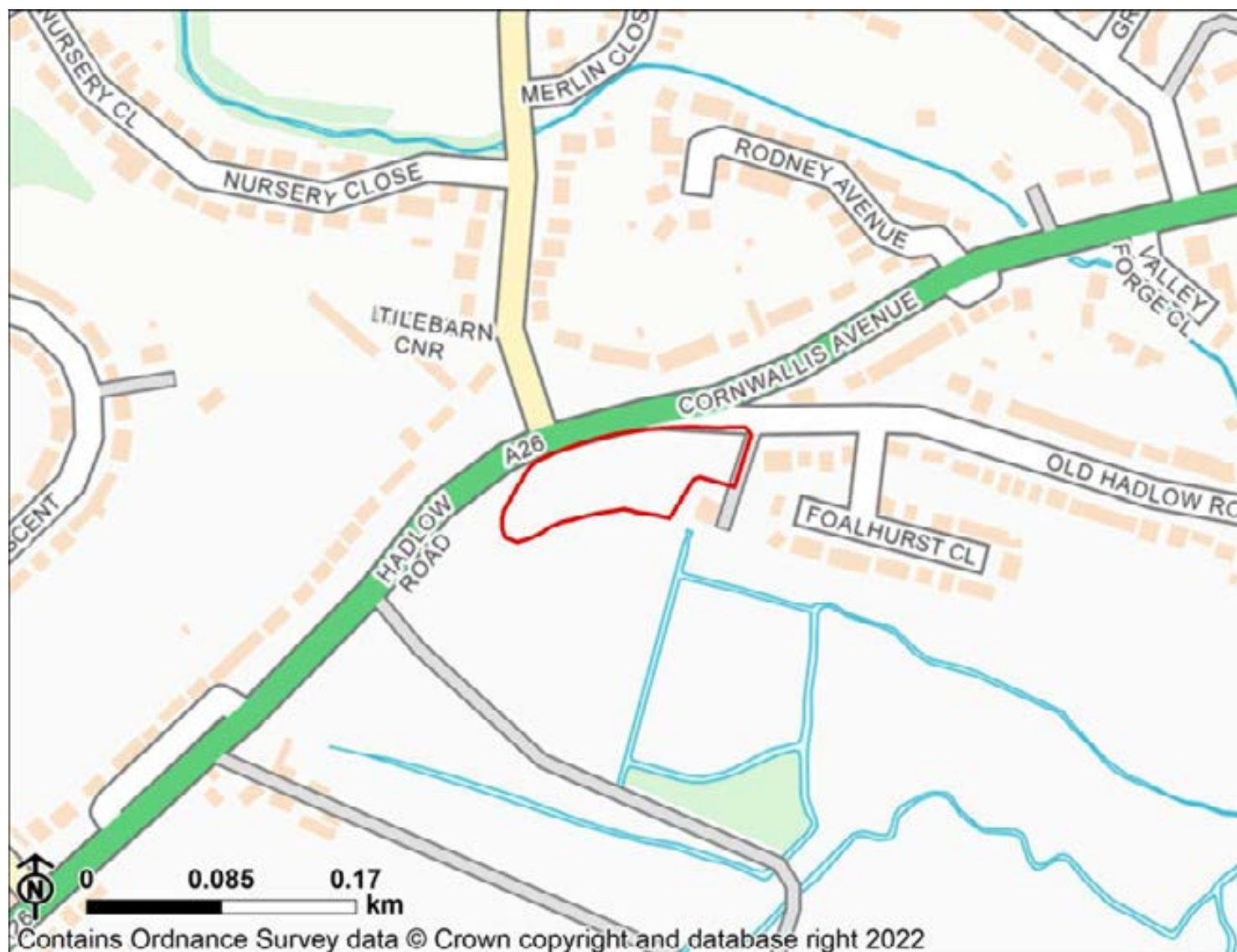
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59657

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

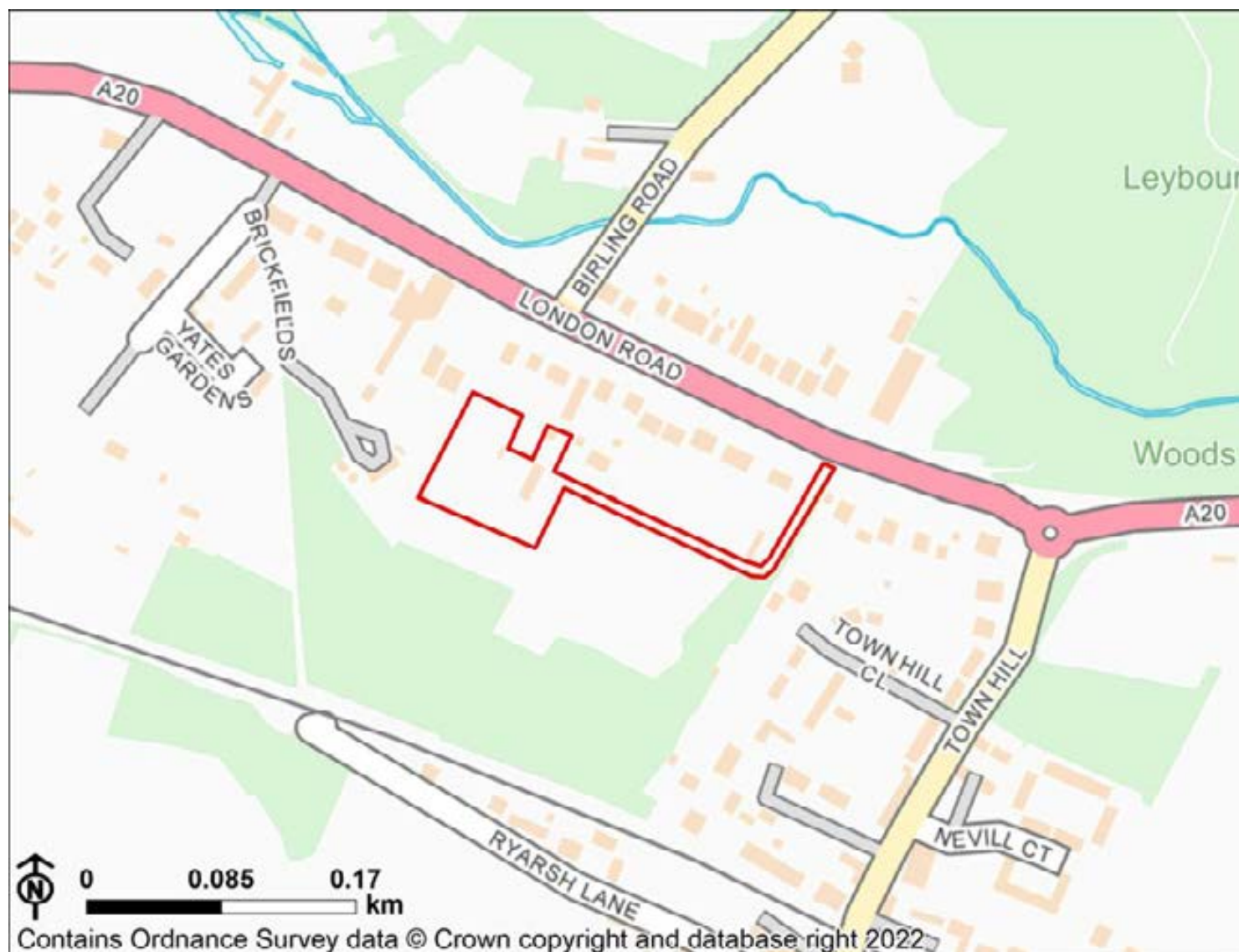
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59658

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

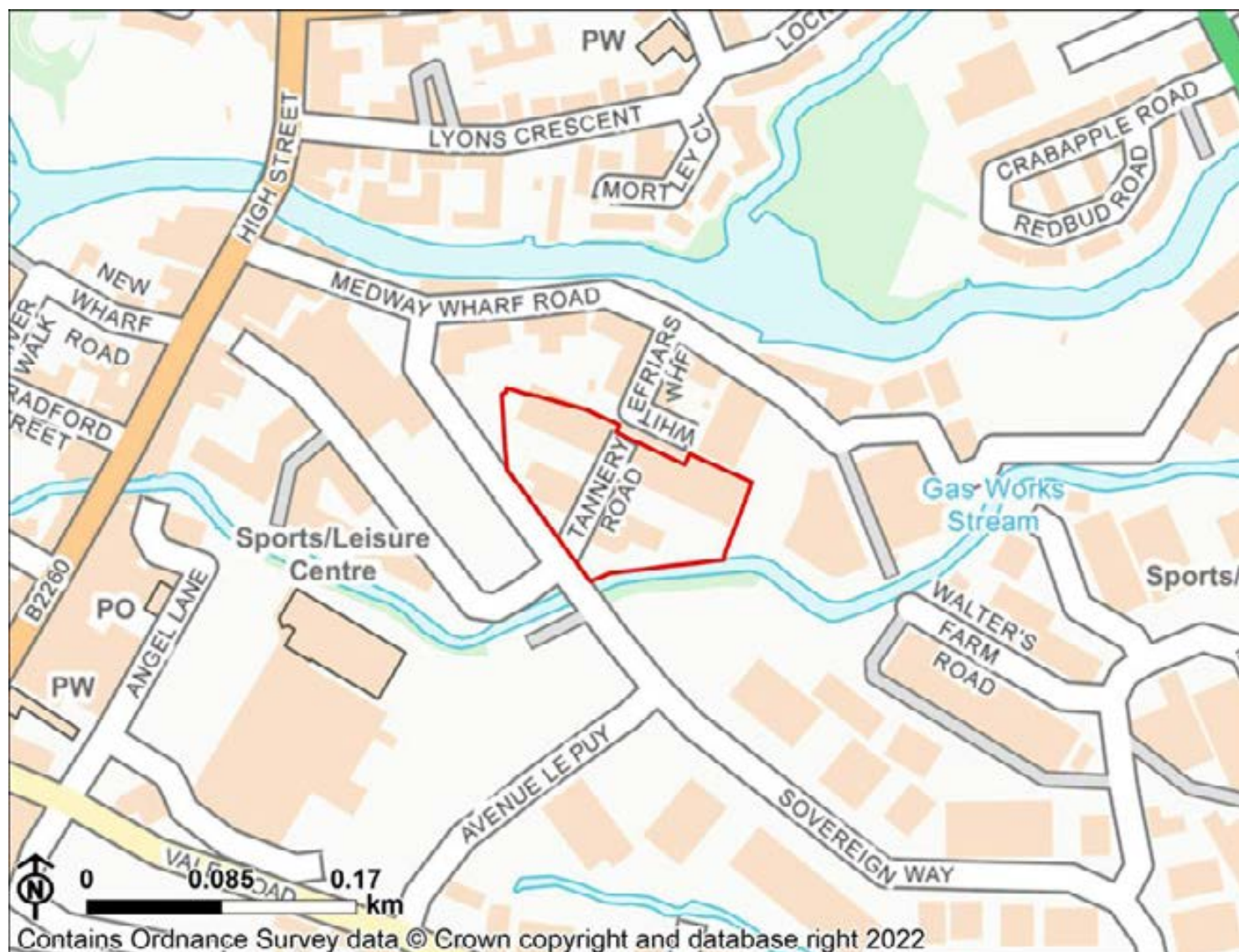
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59660

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

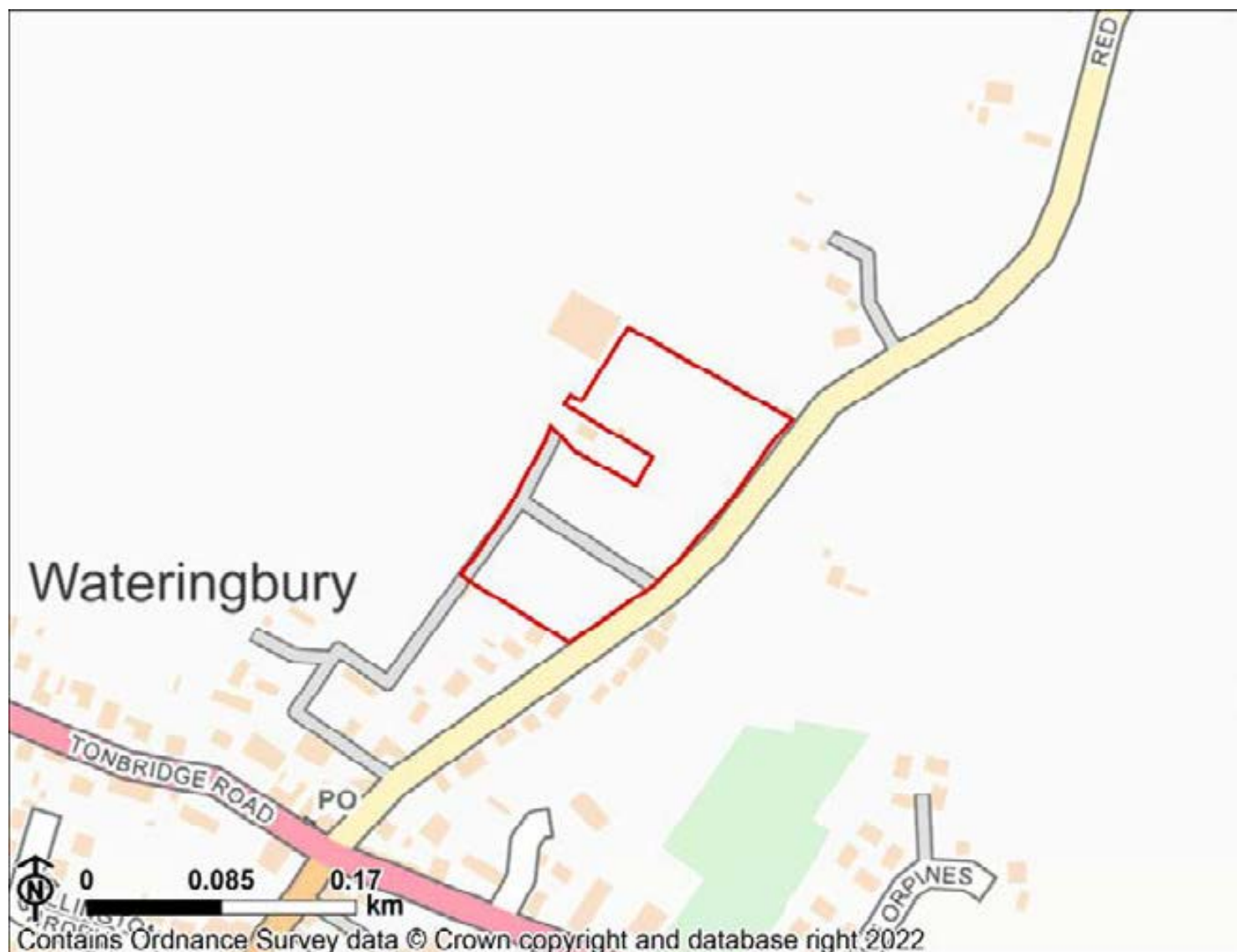
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59664

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59669

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard

against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59671

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

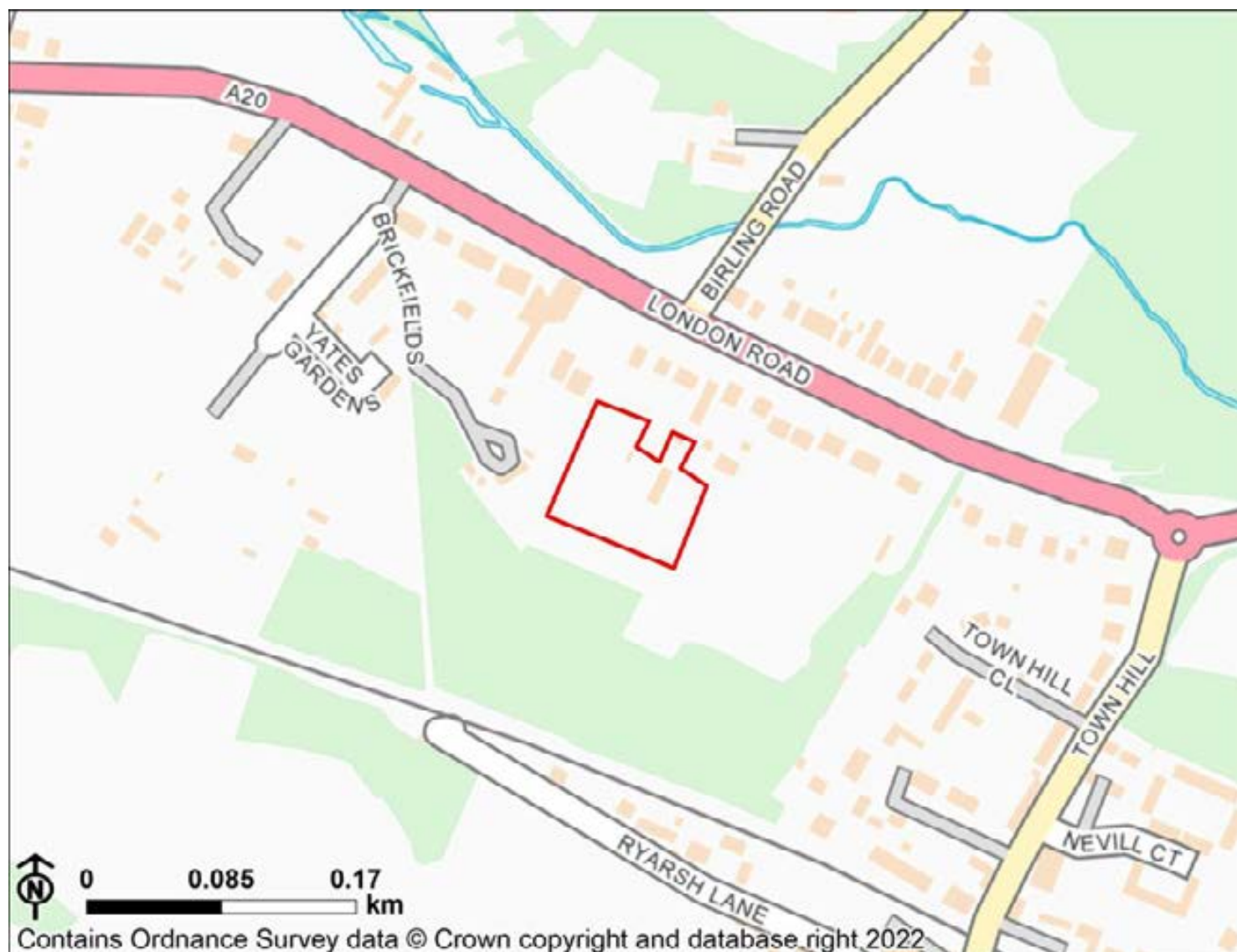
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59672

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59673

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain negligible (0?)

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59677

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

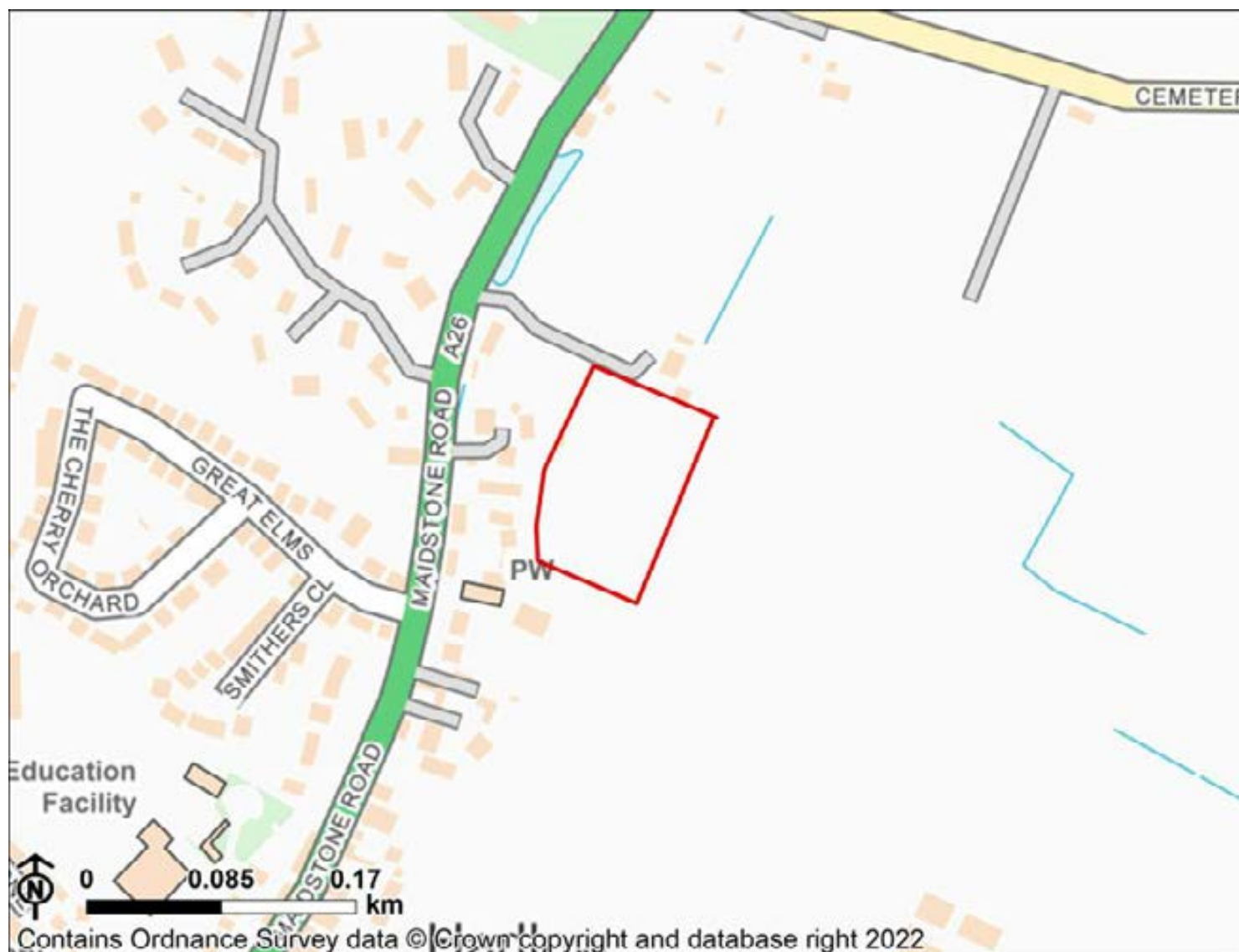
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59686

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

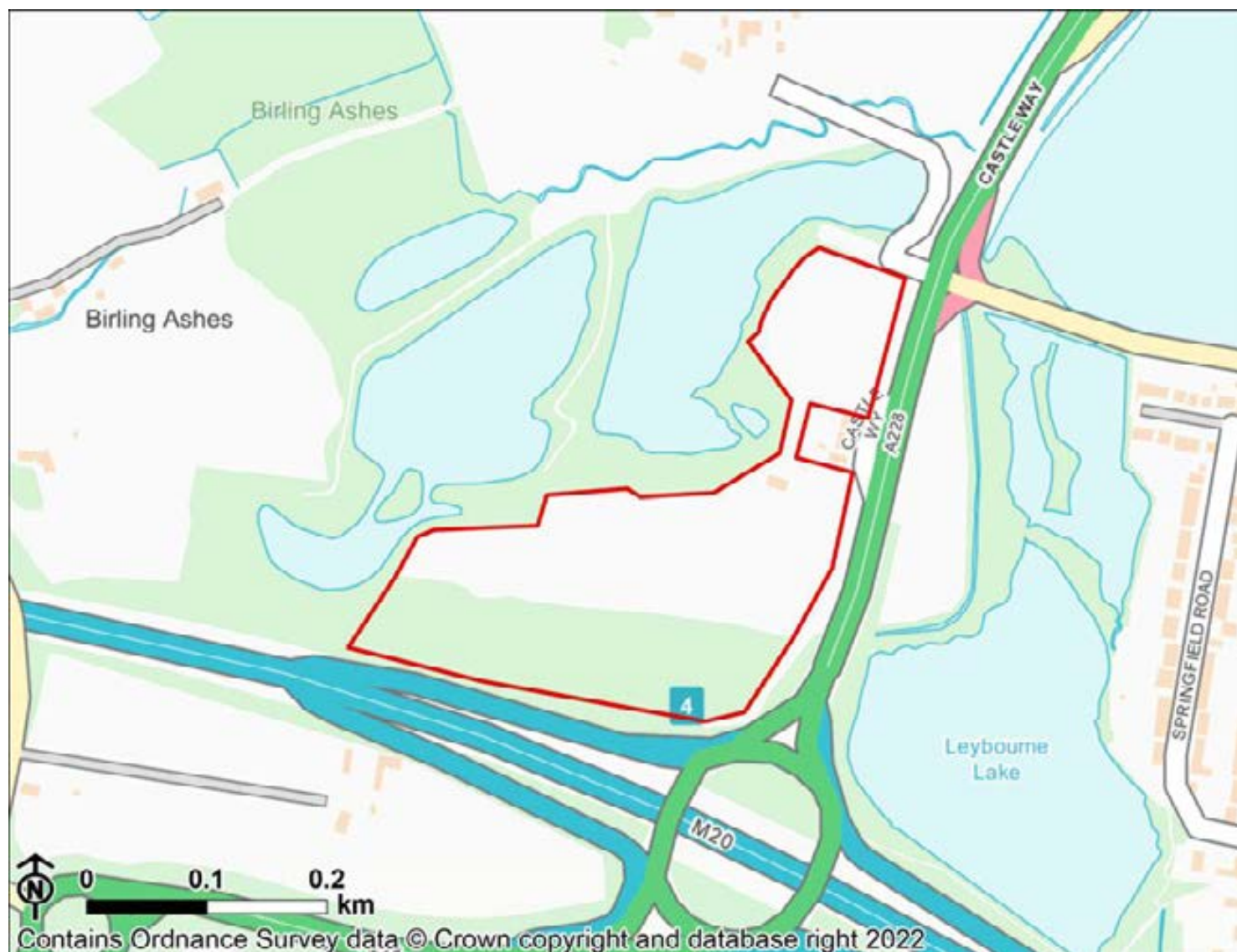
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59691

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59692

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

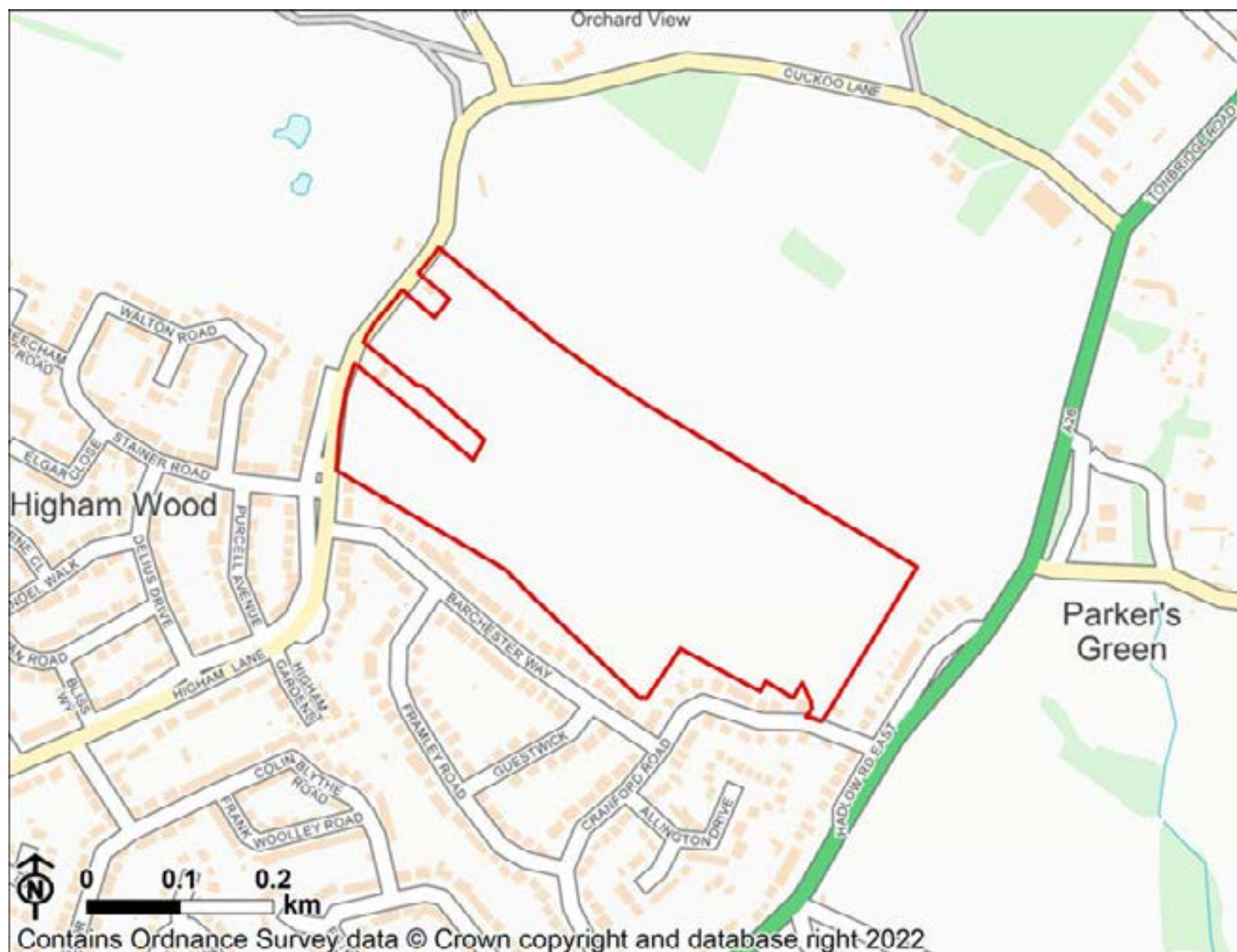
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59693

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59695

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

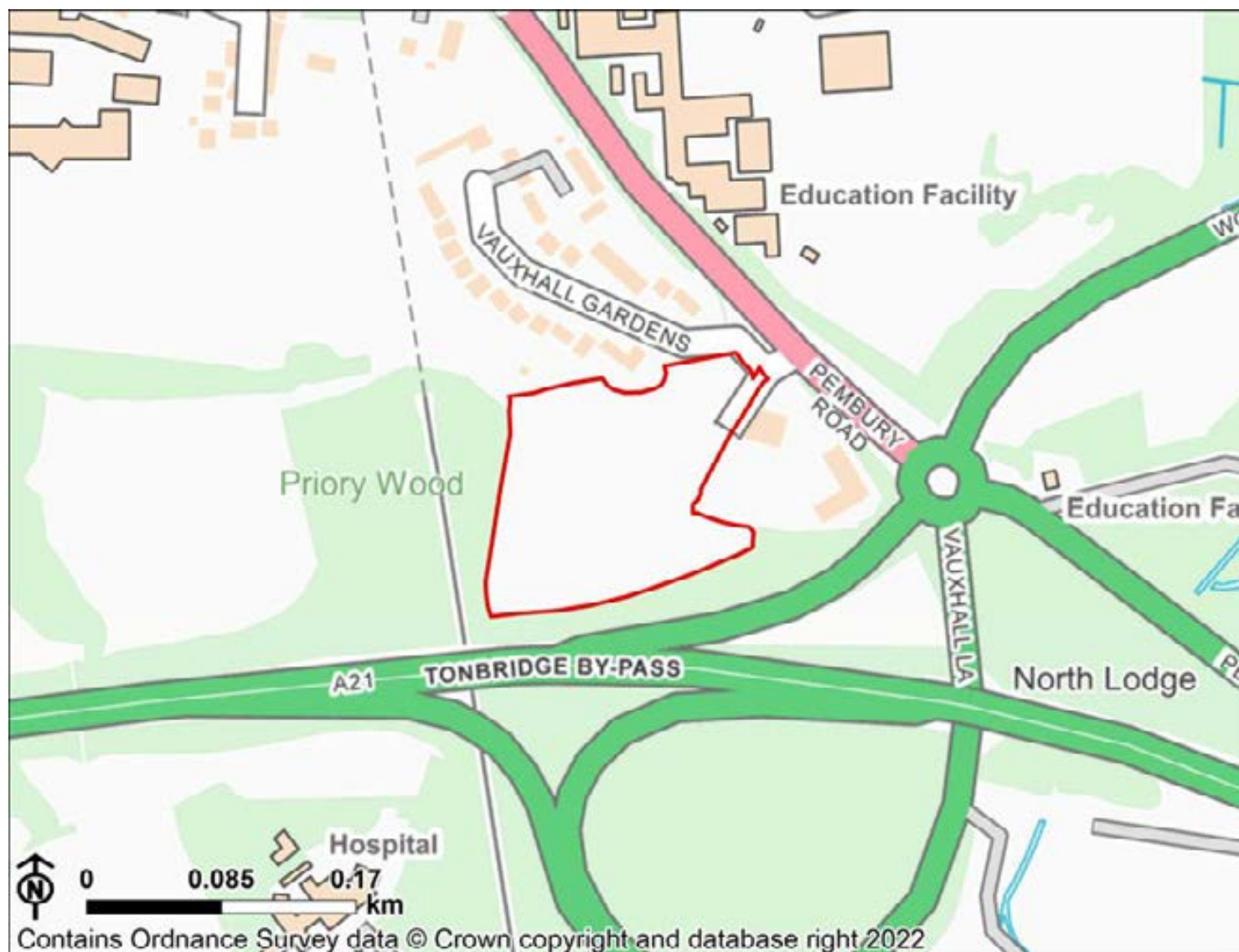
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59696

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

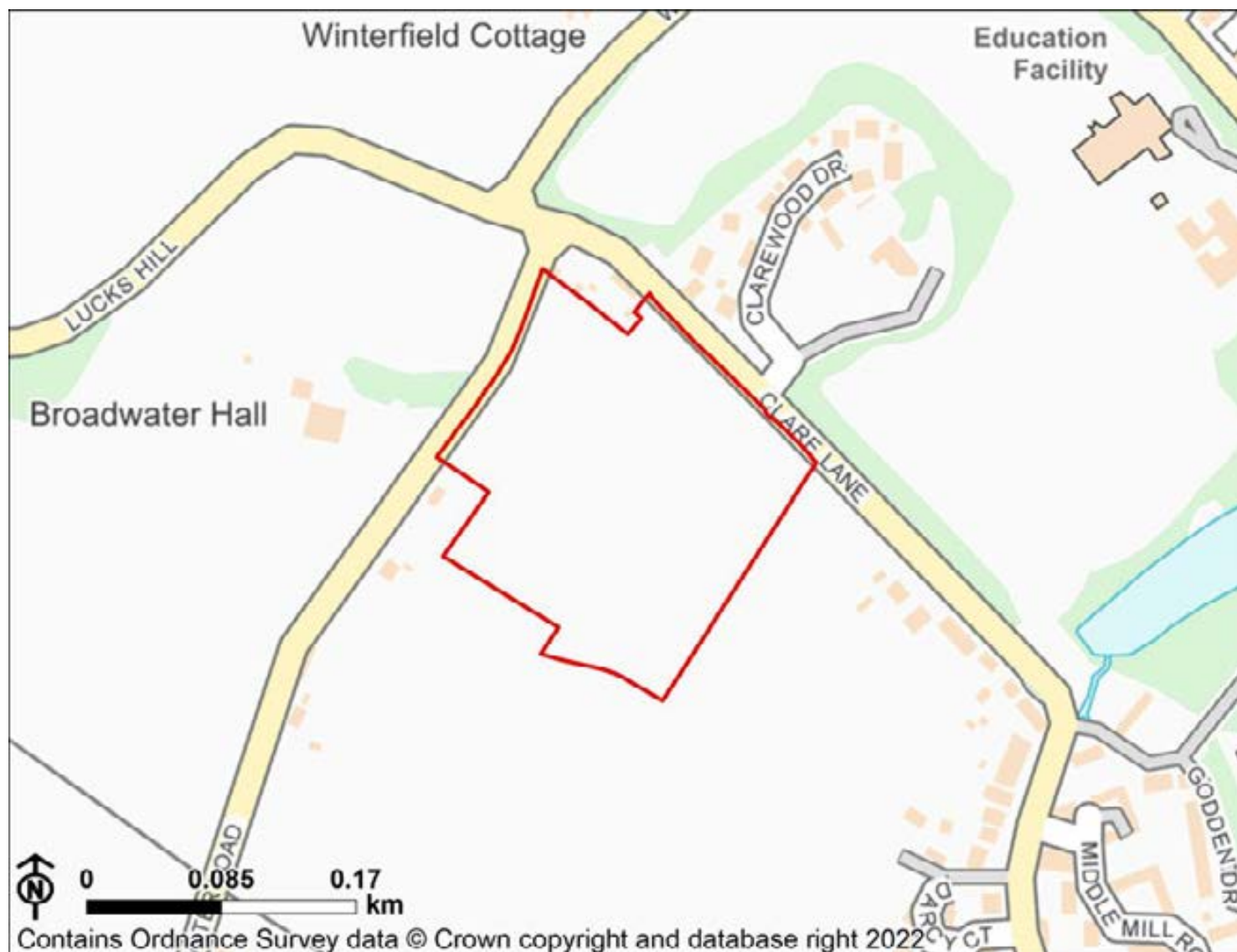
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59698

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

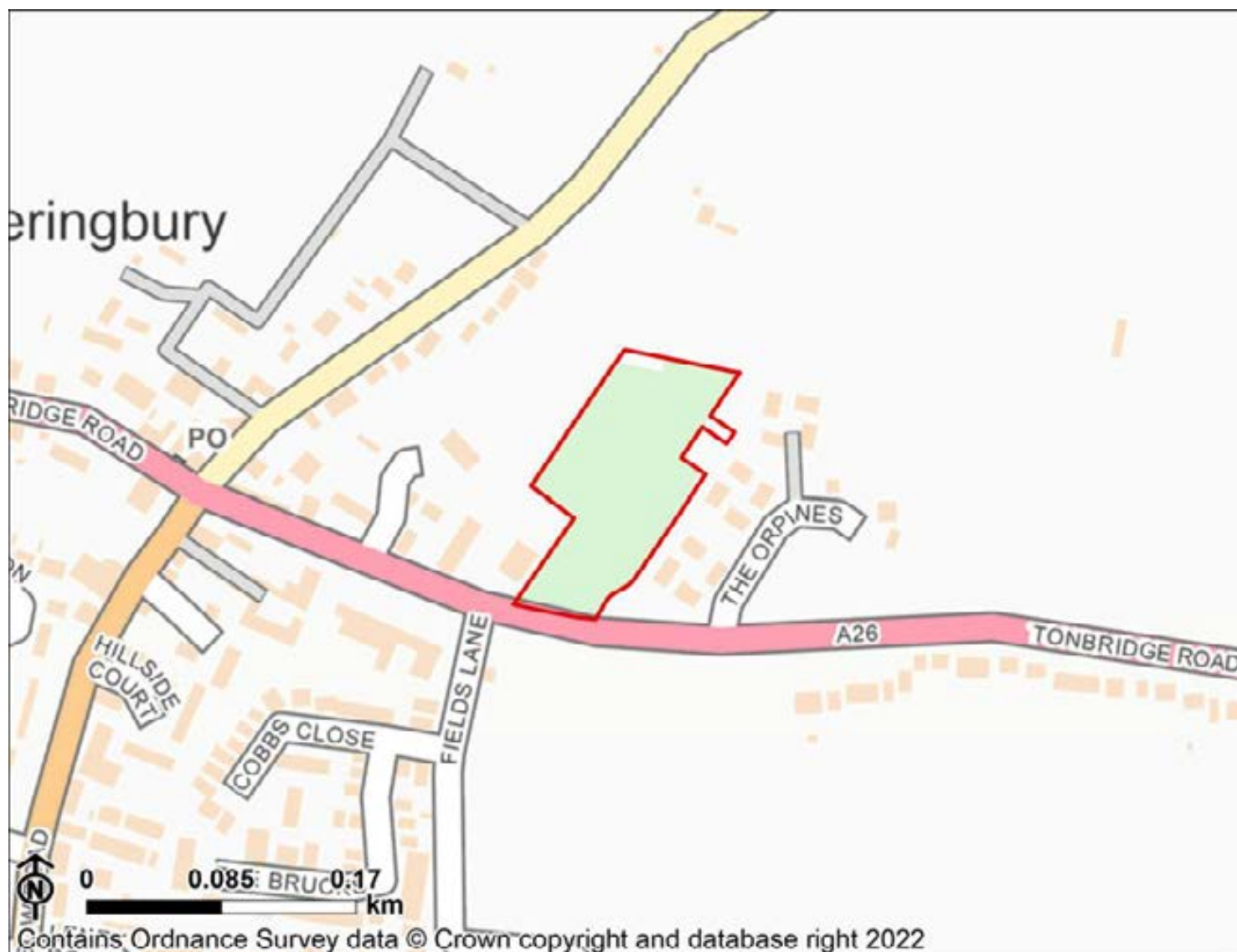
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59700

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

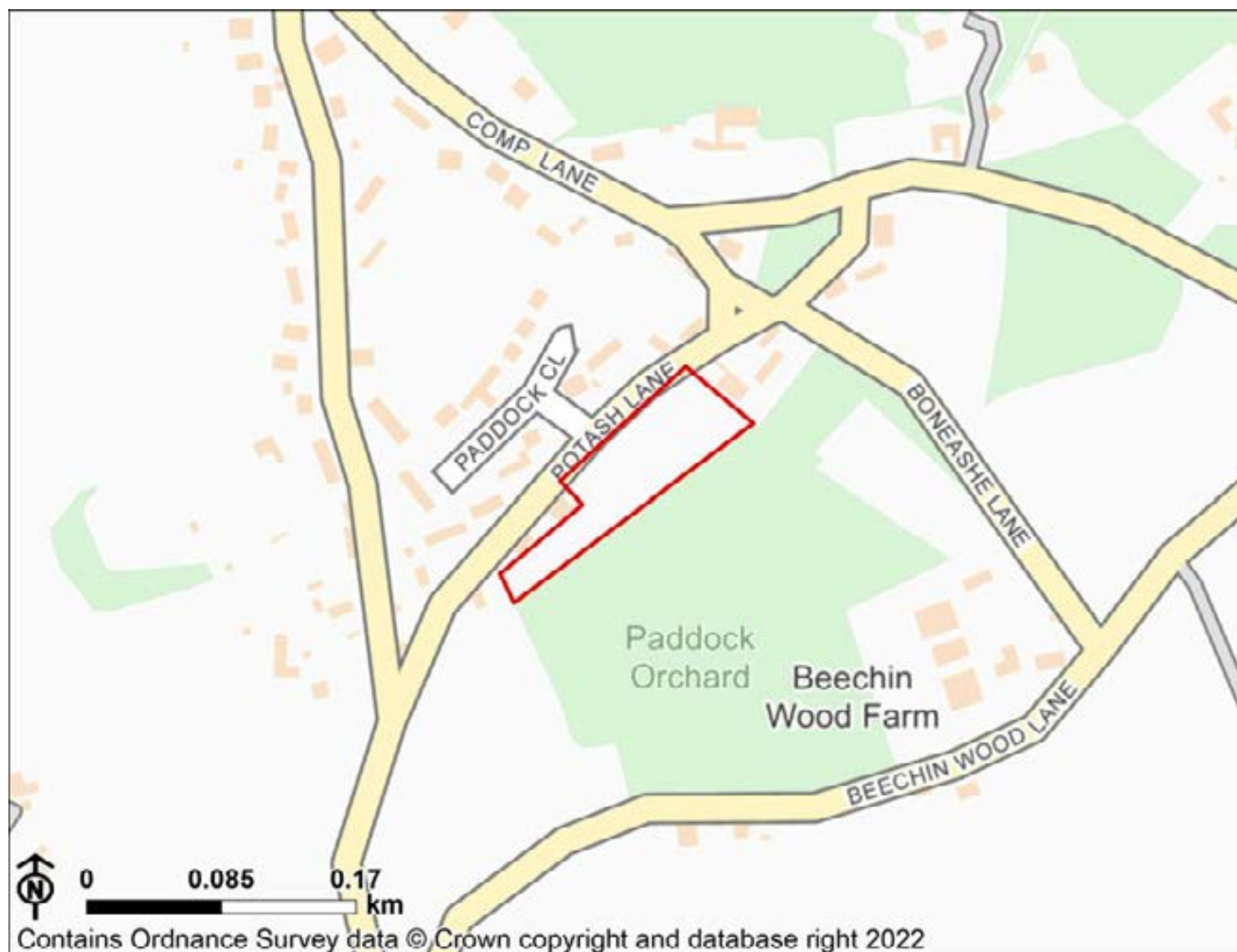
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59703

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59704

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

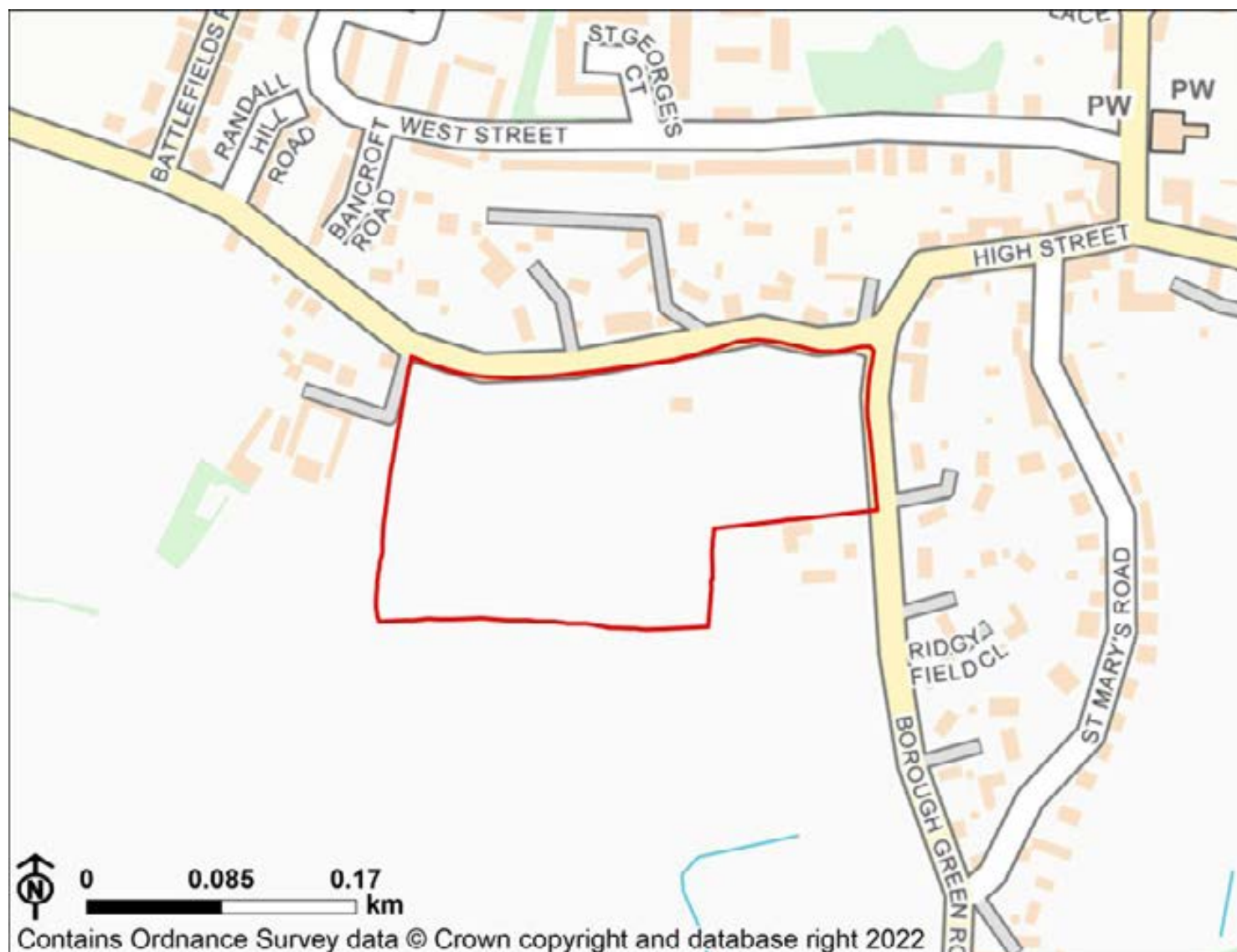
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59707

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

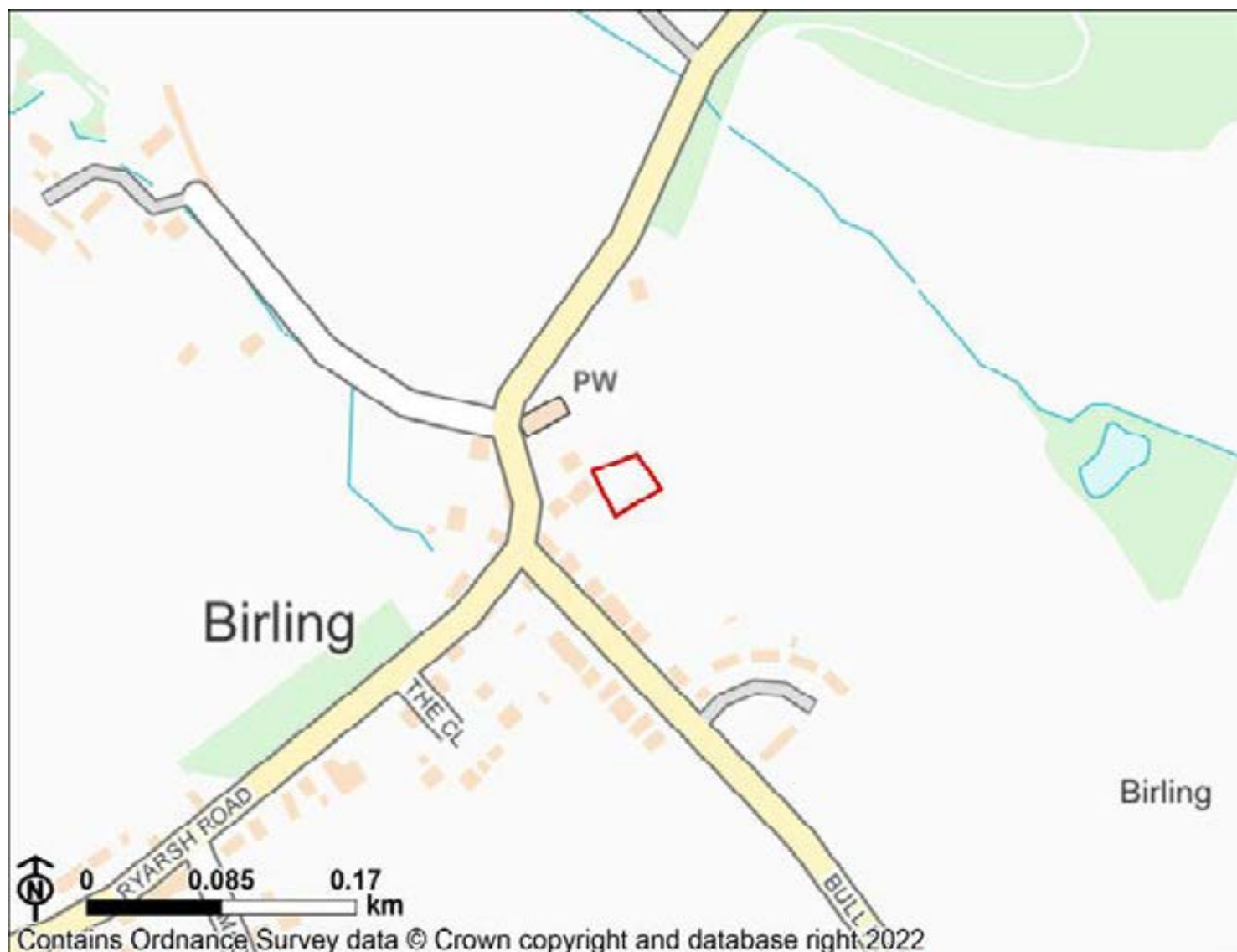
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59708

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59712

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--) / Uncertain significant negative (--)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection

Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59713

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59714

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59715

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

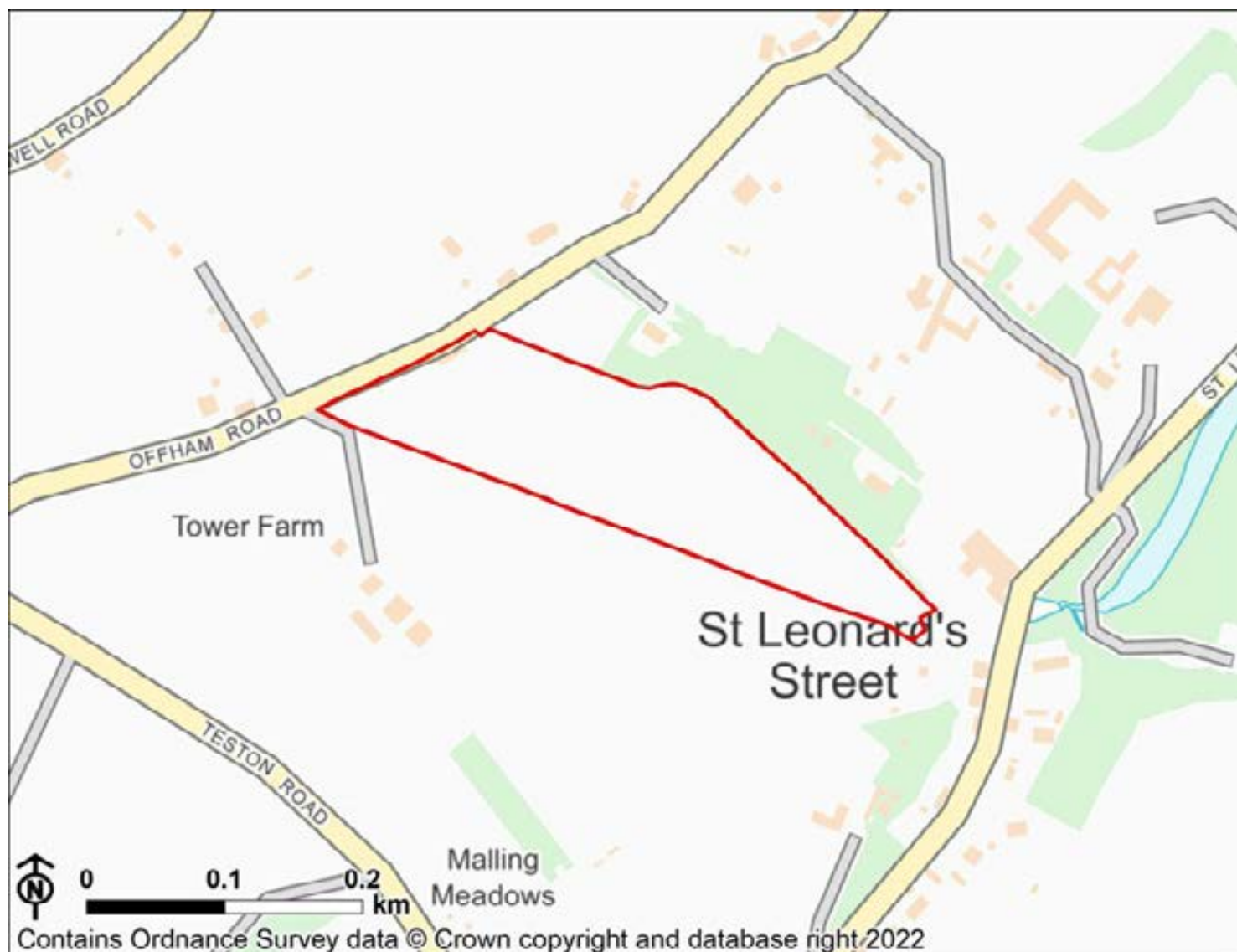
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59716

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

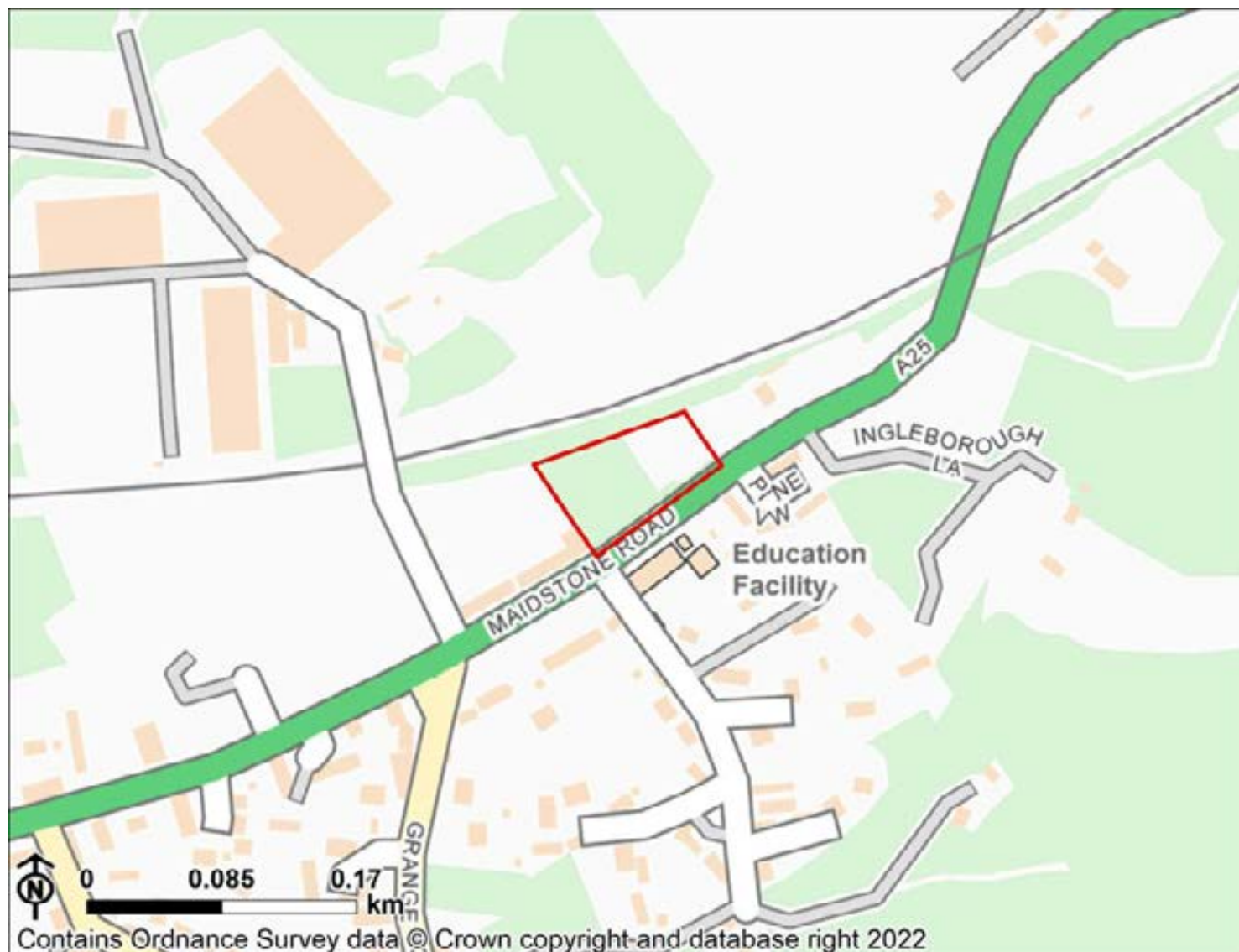
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59717

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

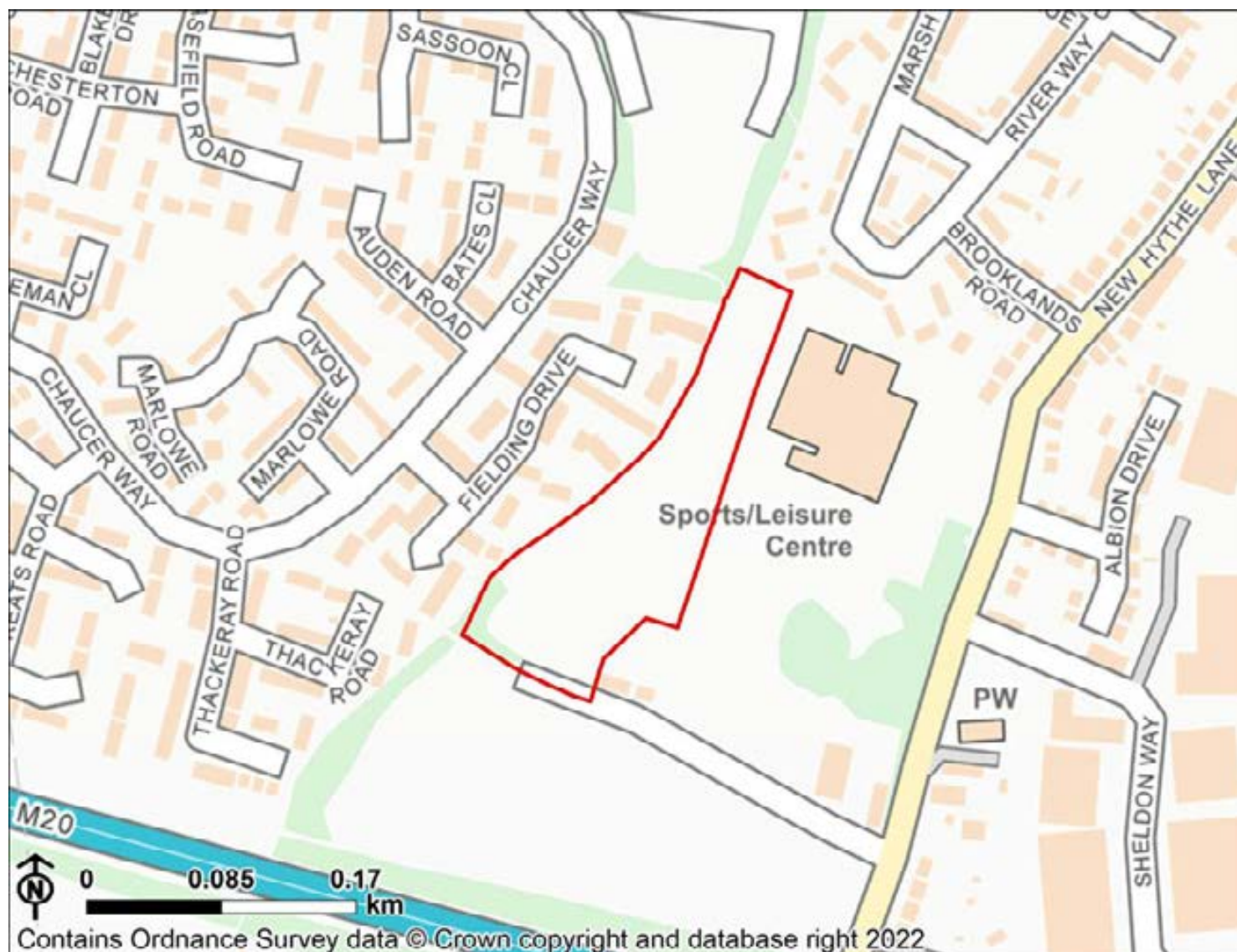
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59718

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.
The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

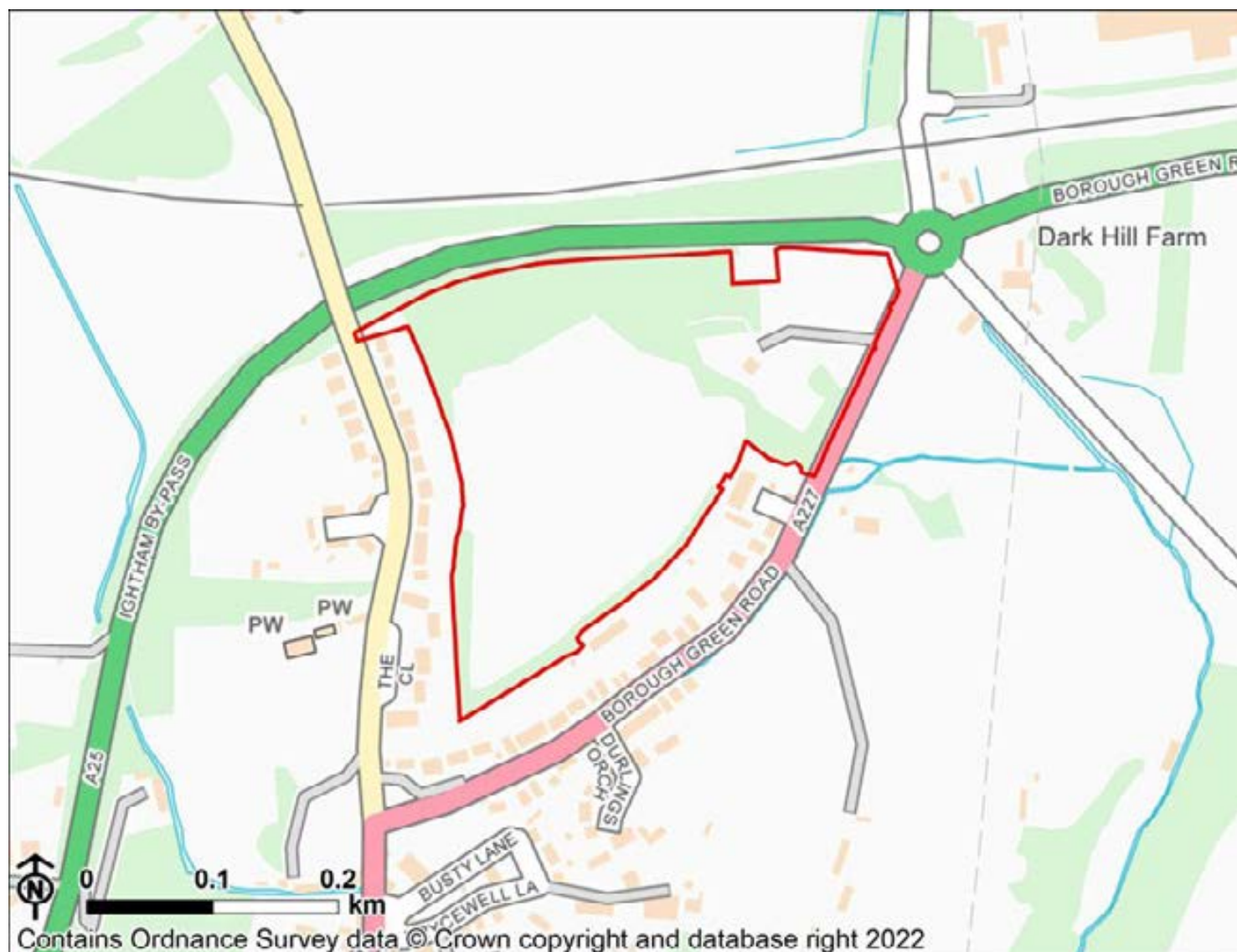
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59720

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.
The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59721

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle

route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59724

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

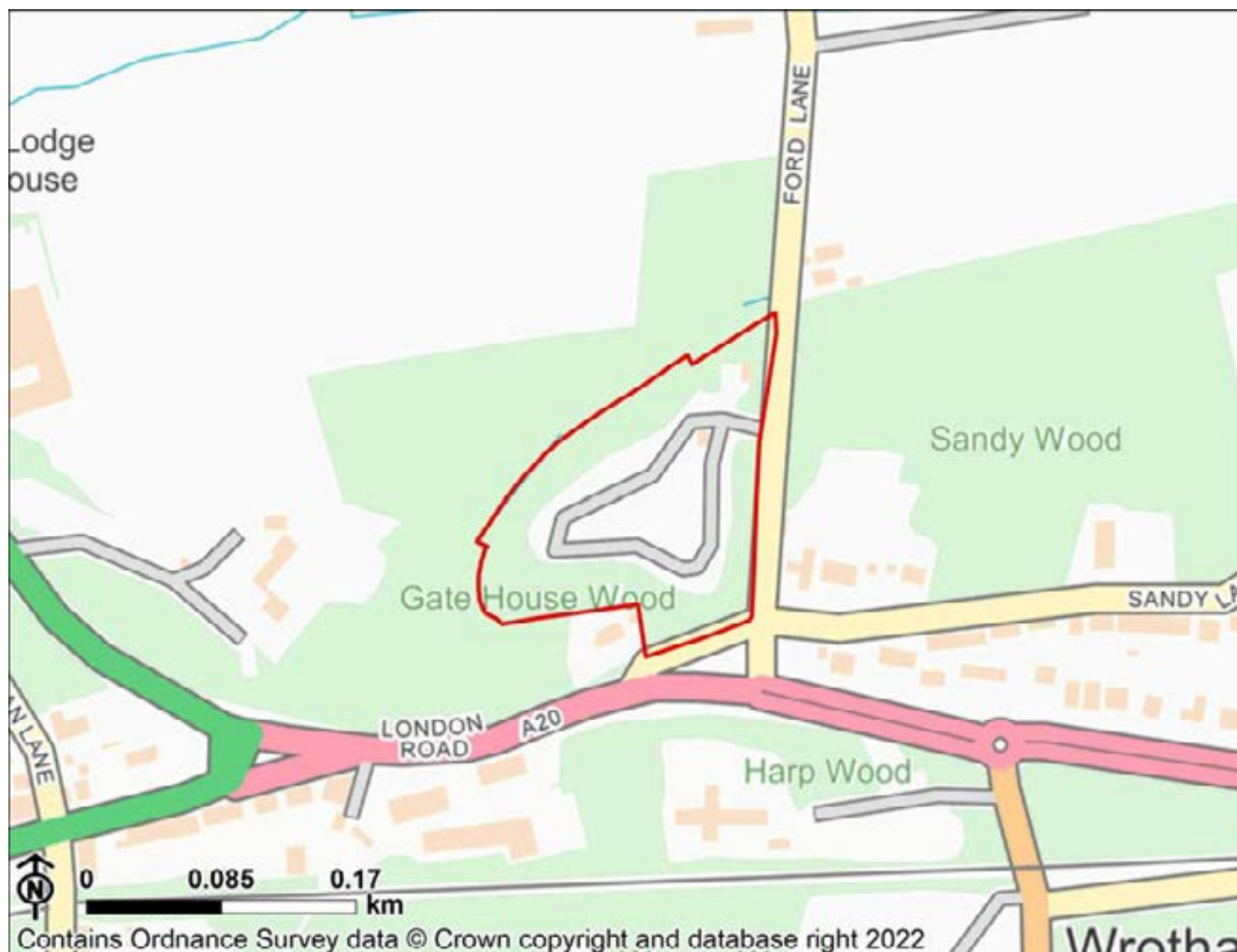
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59725

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

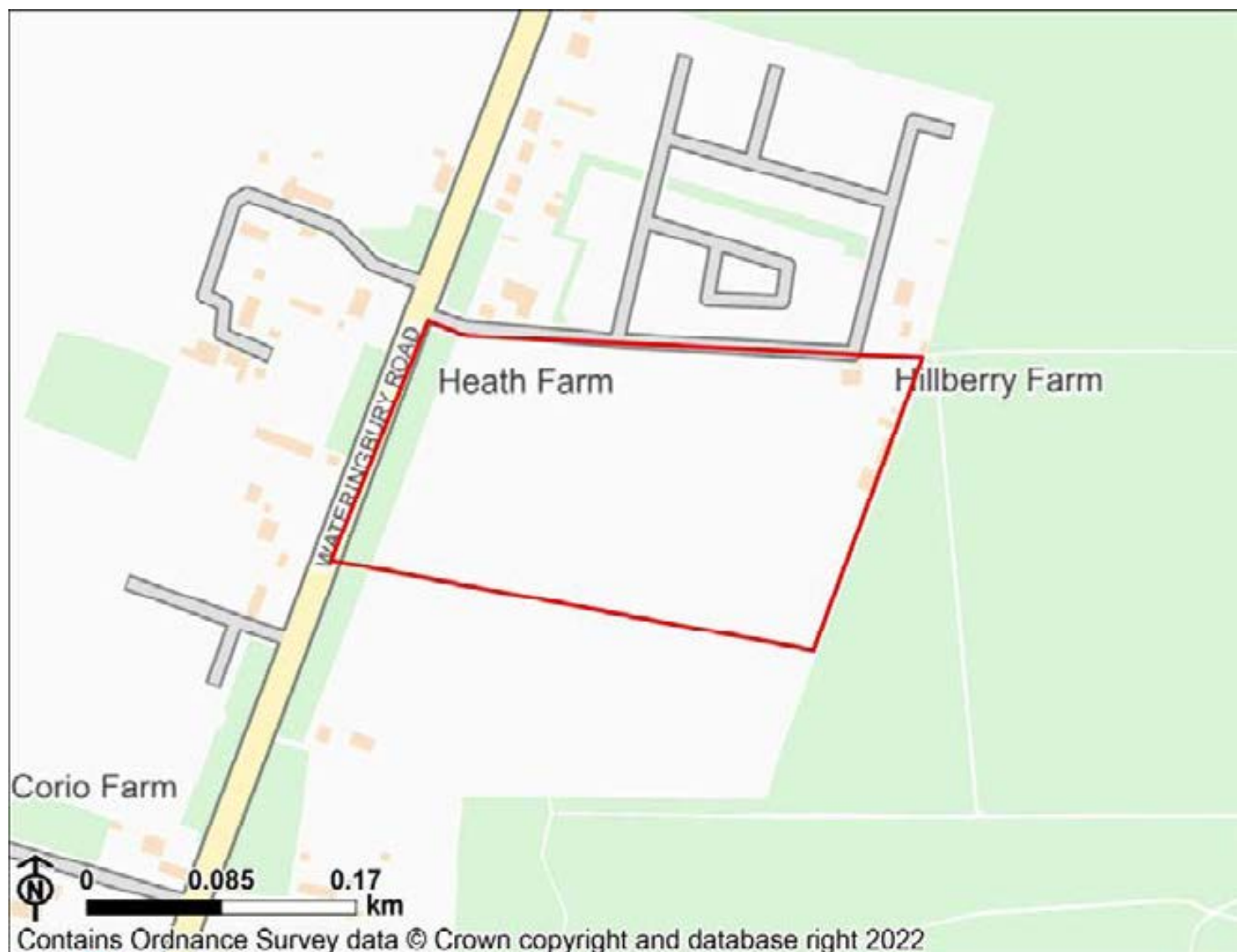
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59726

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

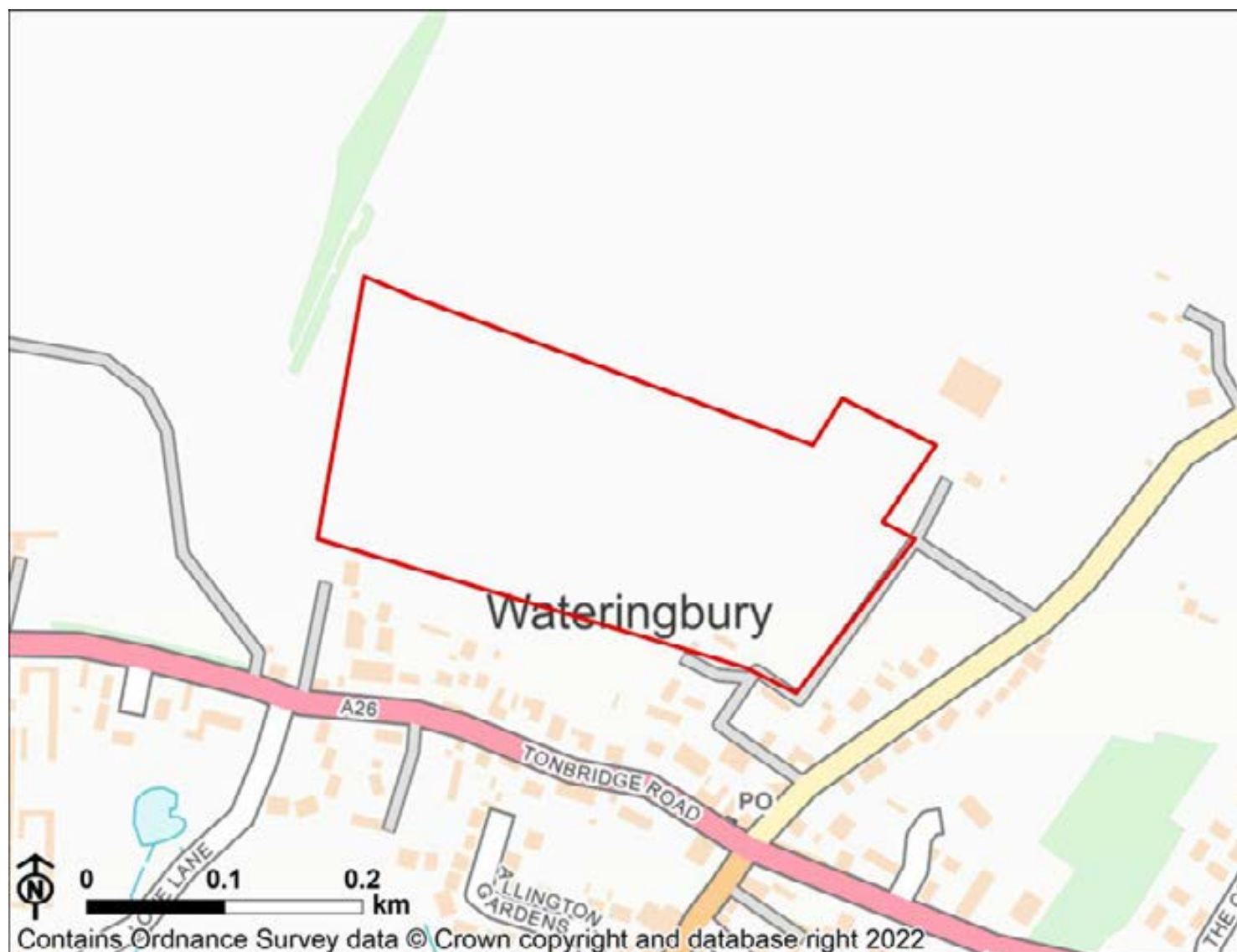
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59728

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

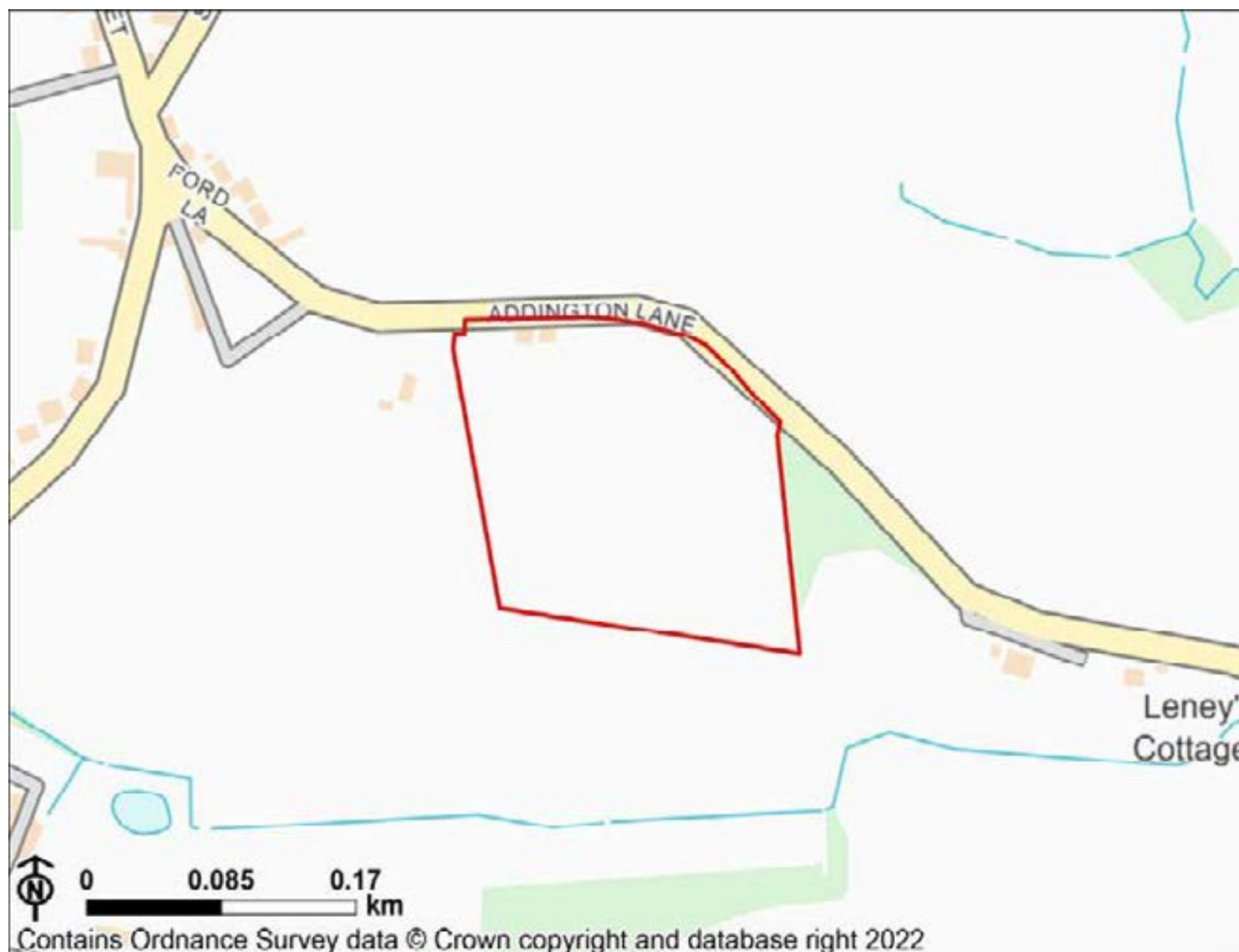
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59730

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural

land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

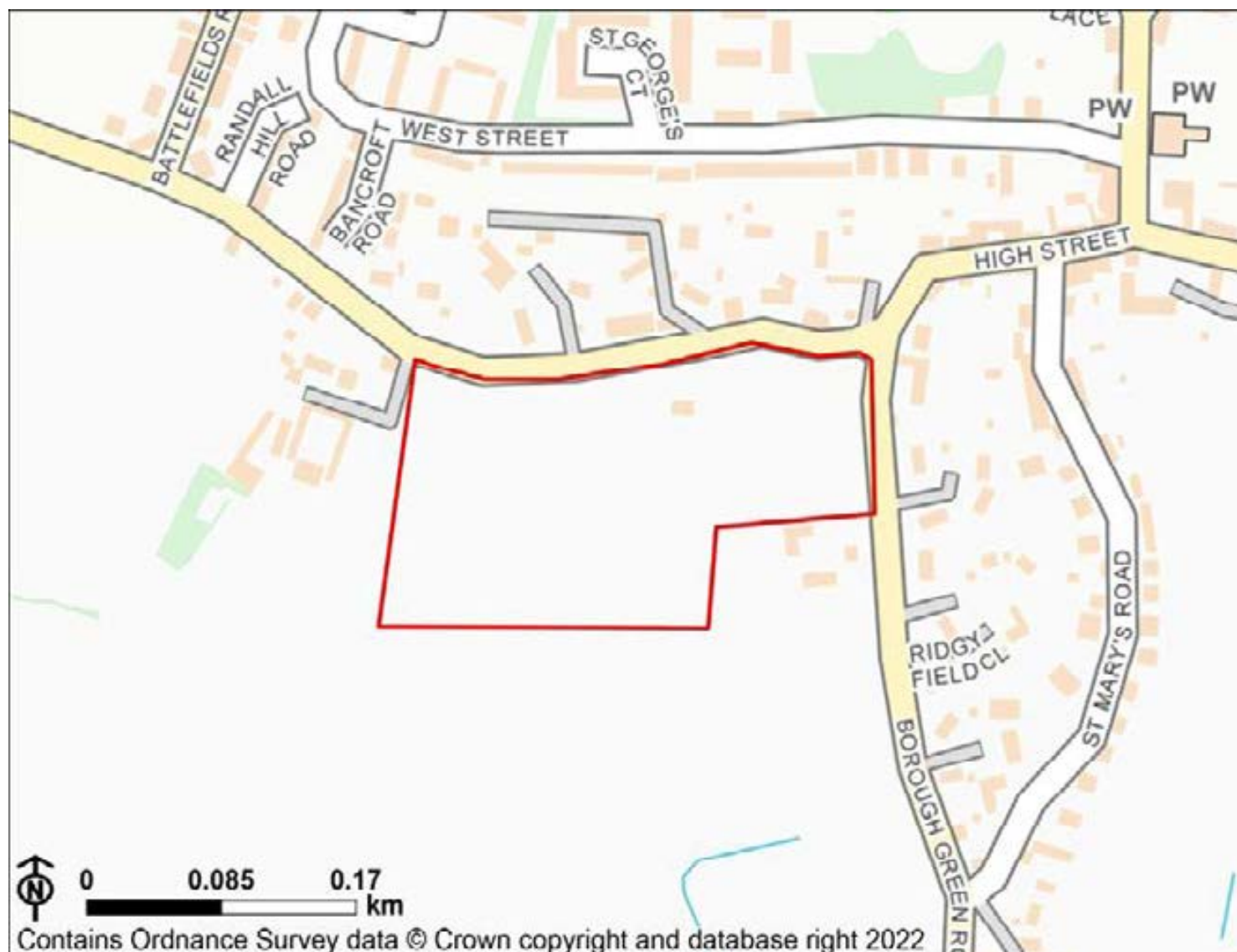
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59731

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

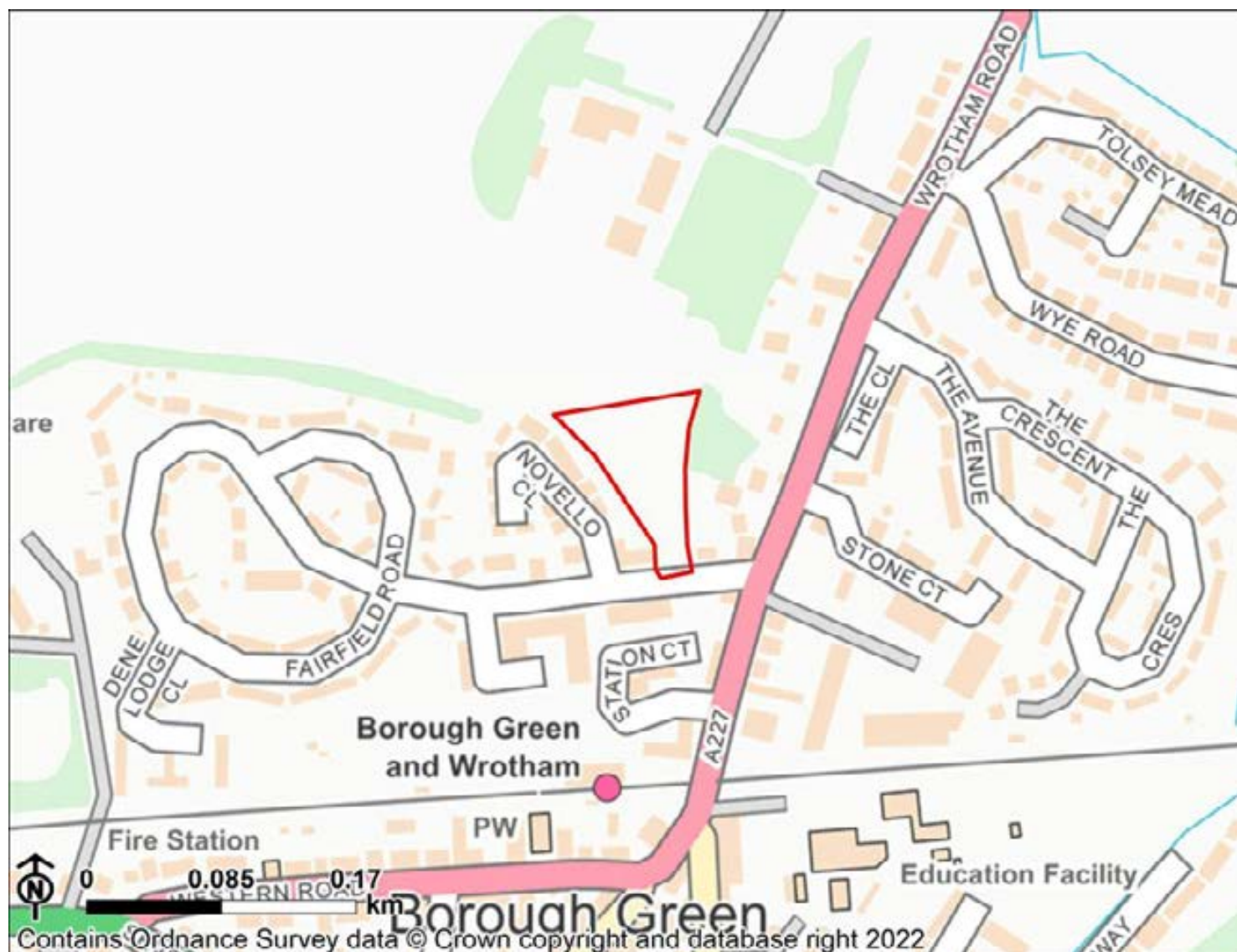
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59732

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59733

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59735

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--) / Uncertain significant negative (--)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

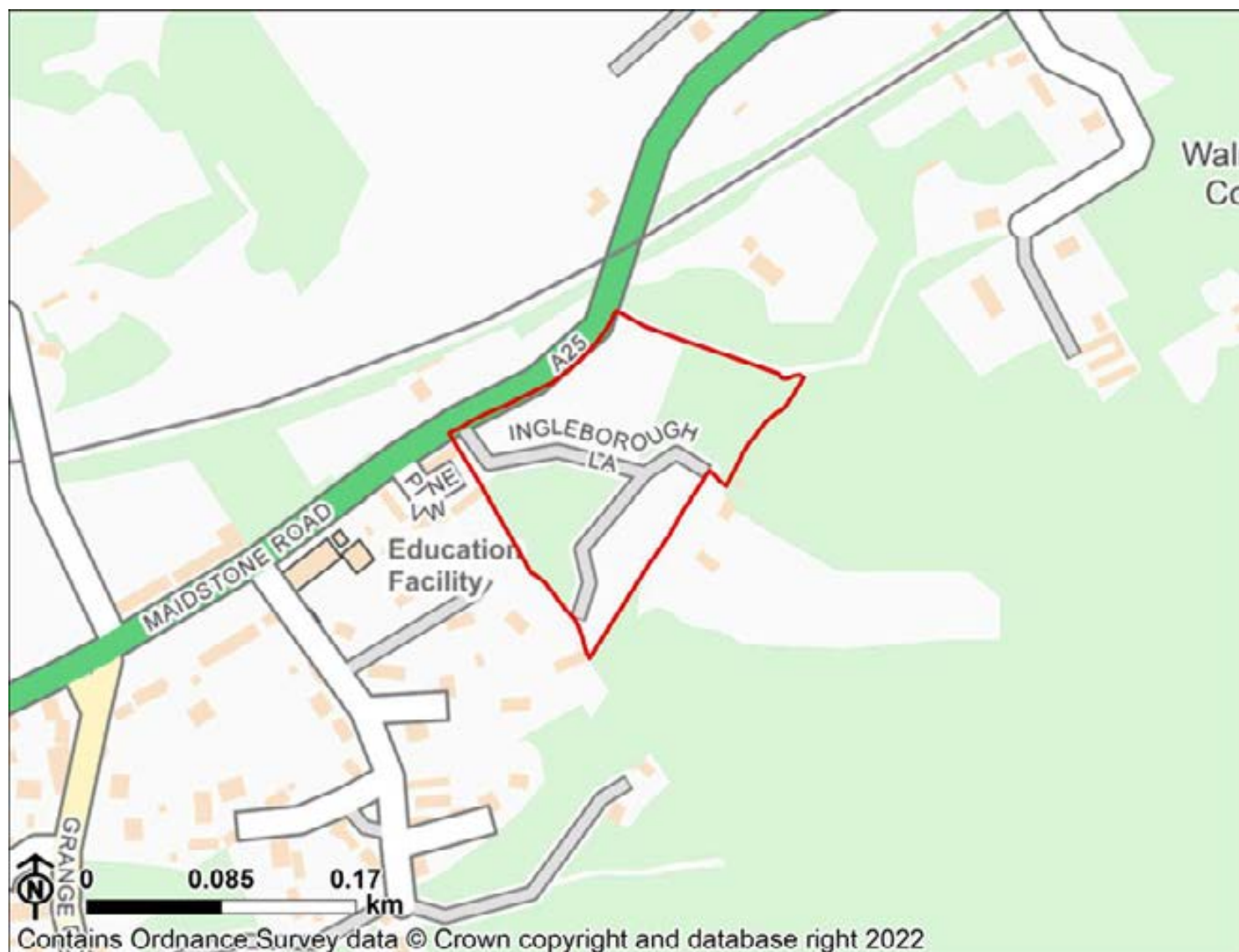
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59737

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

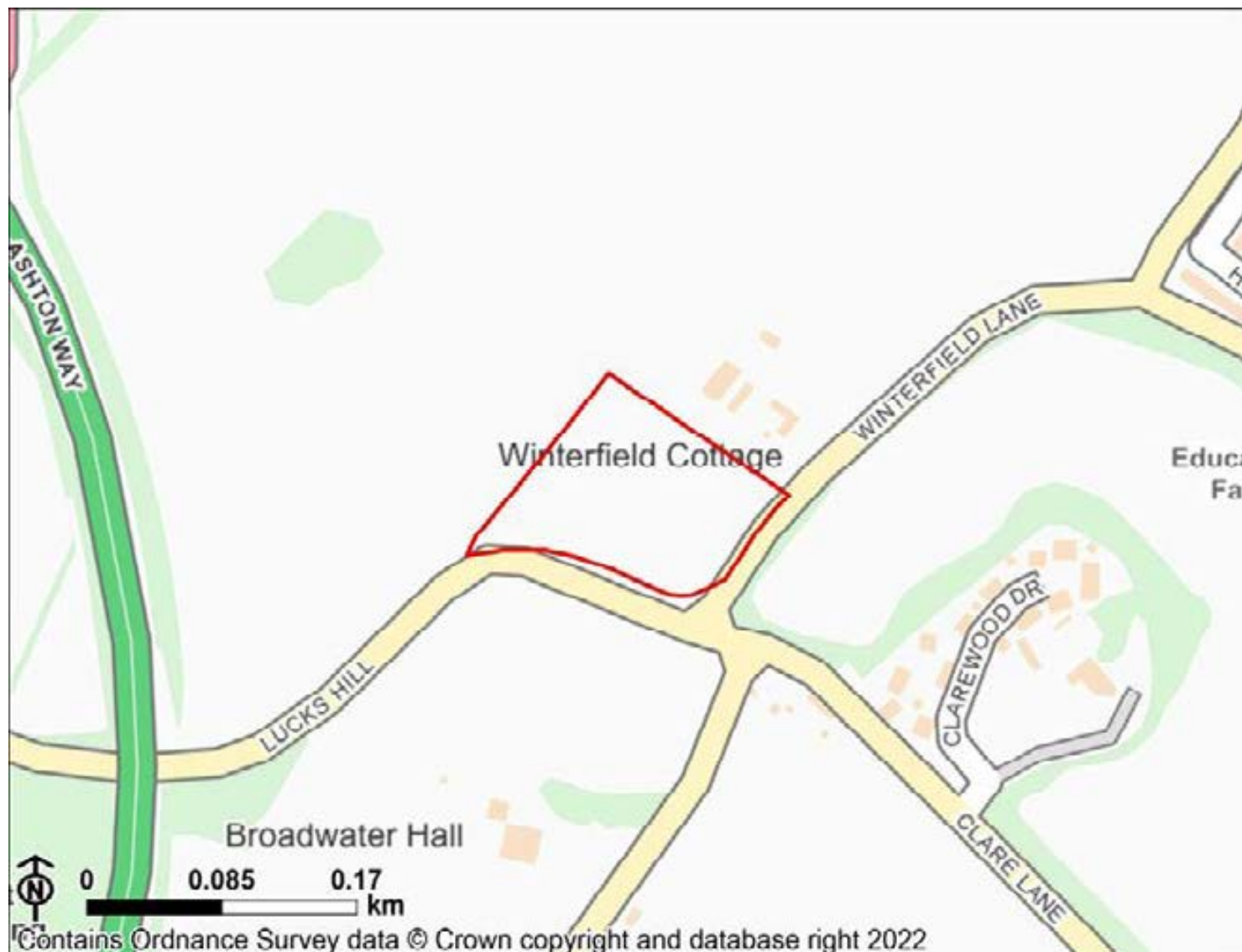
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59743

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59744

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59745

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59746

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain minor negative (-)

The site is located between 250m-1km of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--) / Uncertain significant negative (--)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

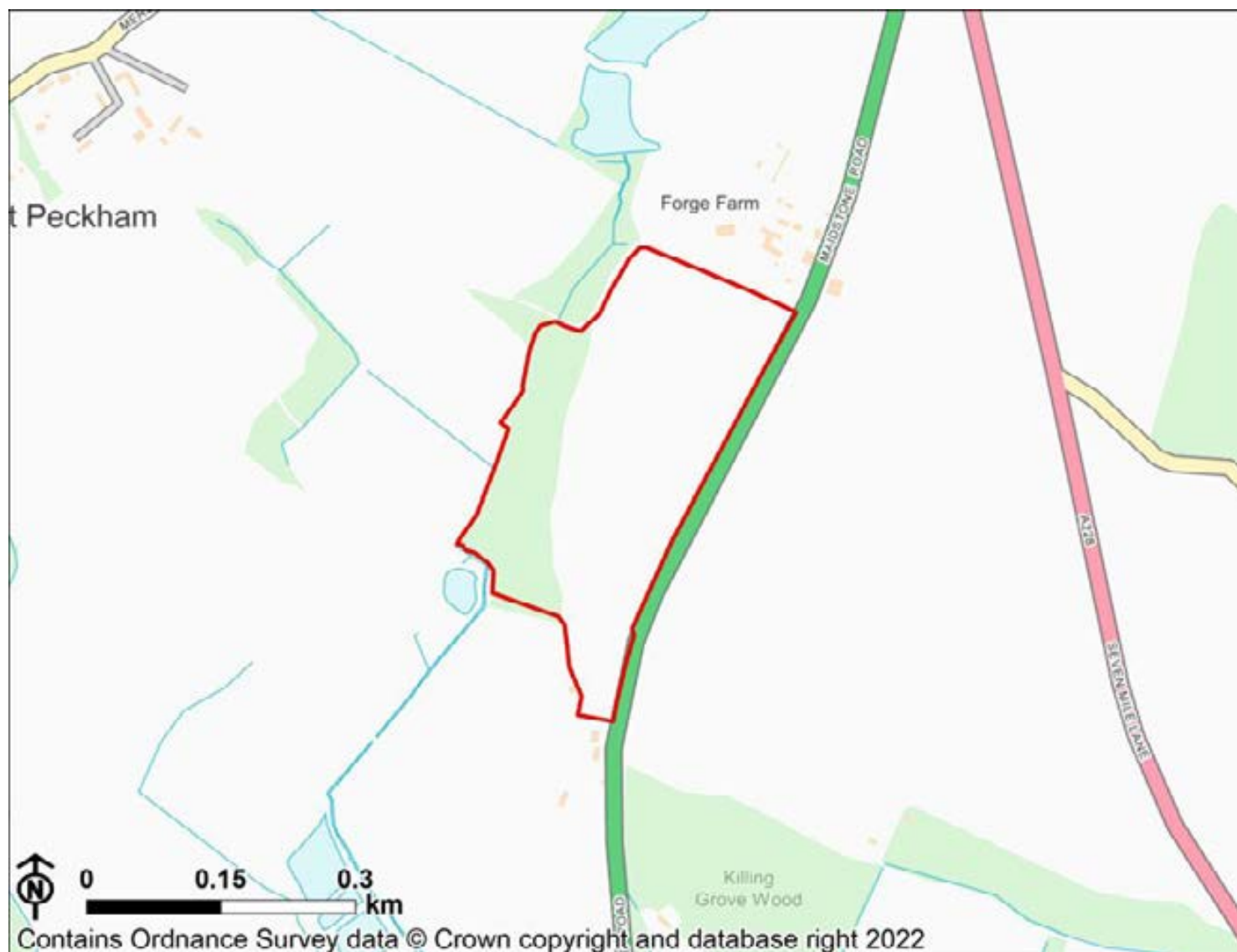
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59747

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a

(high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59748

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

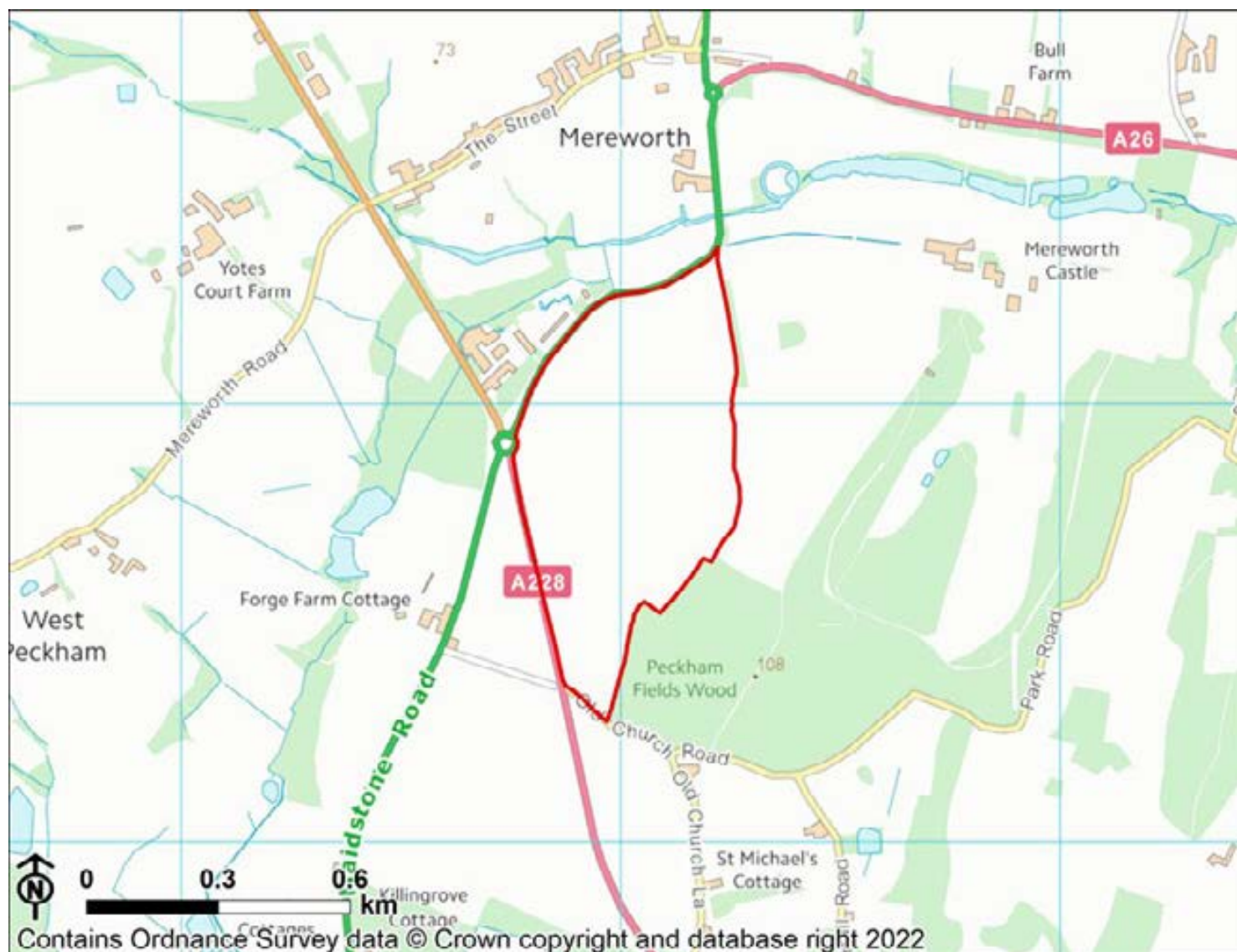
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59749

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

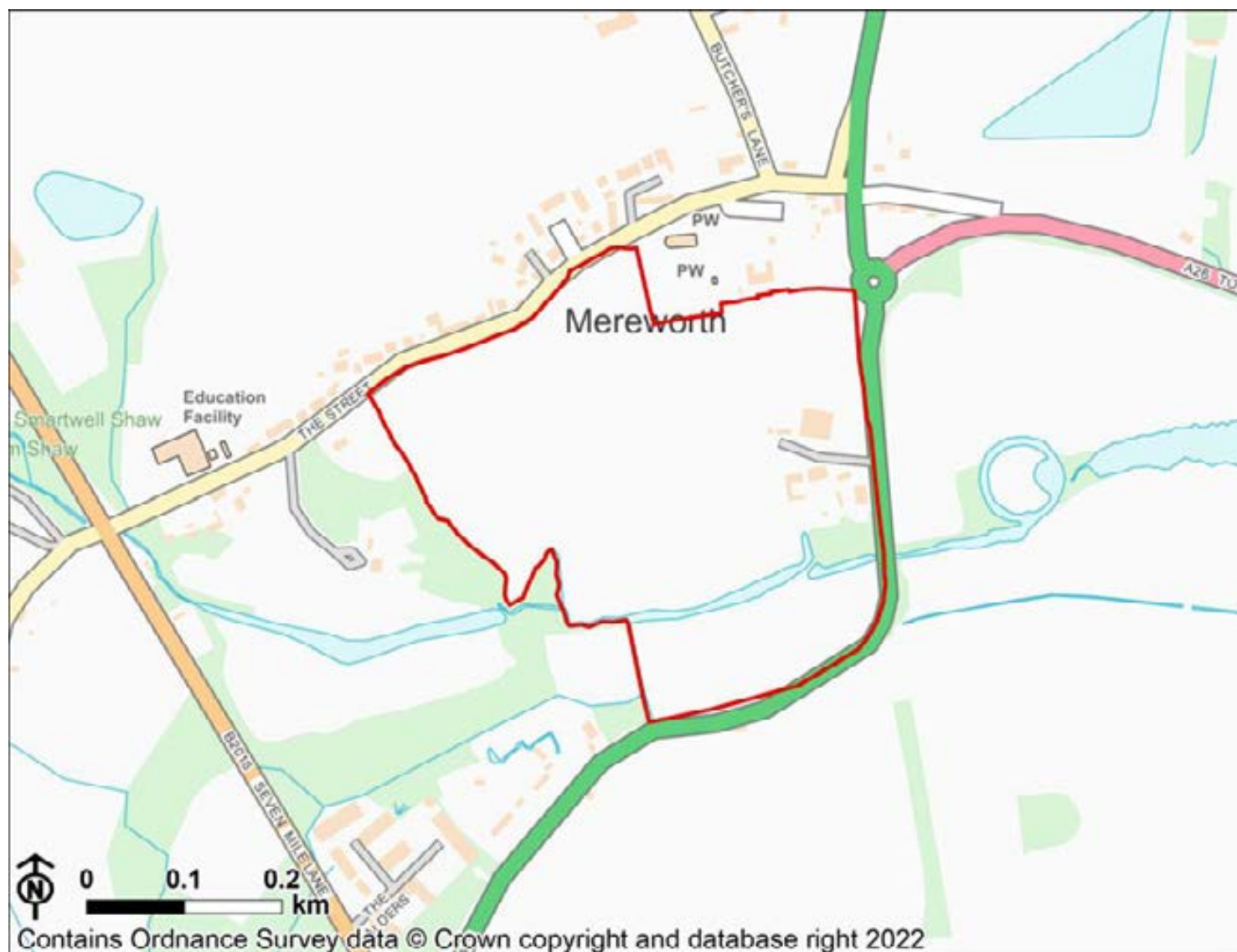
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59750

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

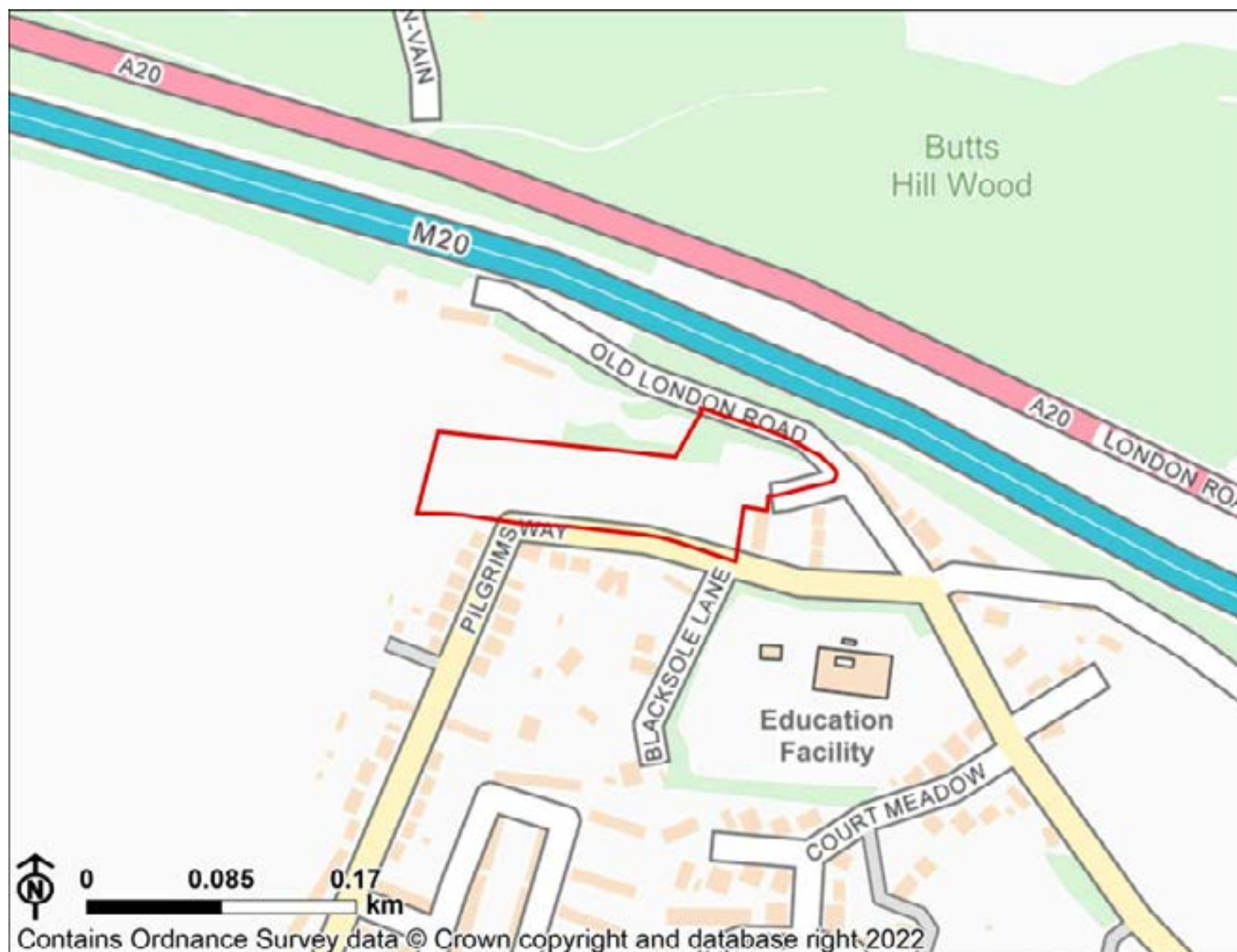
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59751

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from

proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

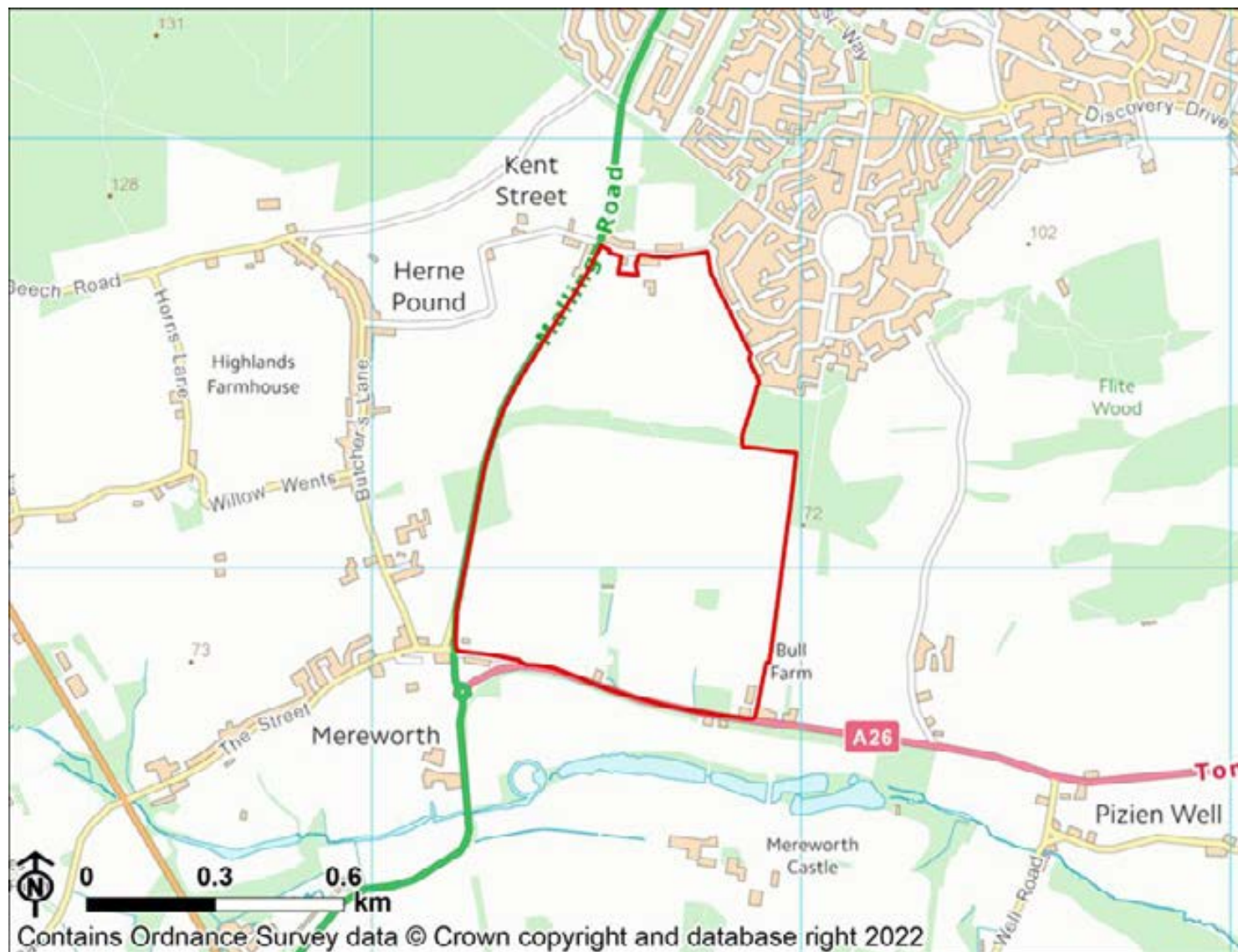
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59752

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

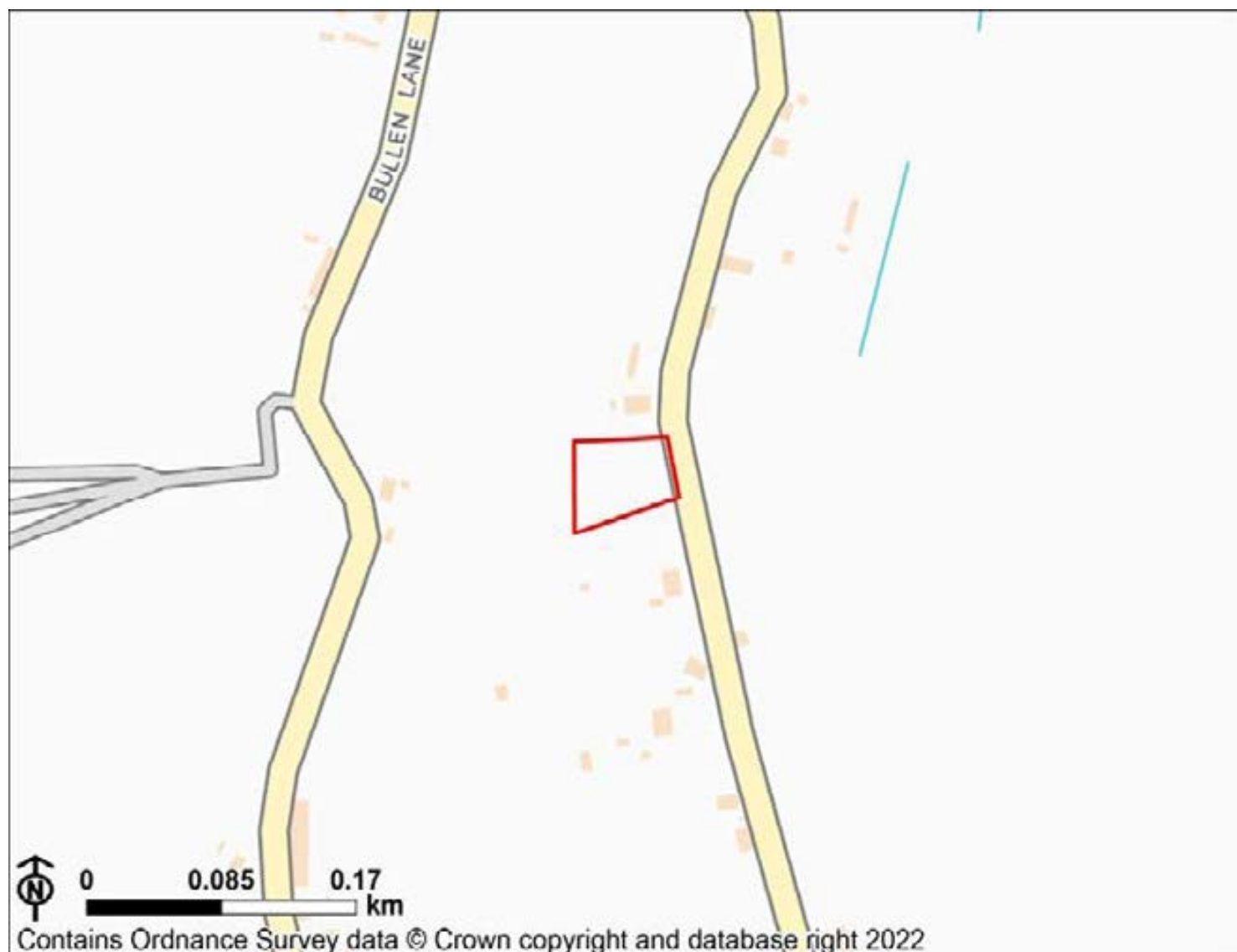
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59753

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle

route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

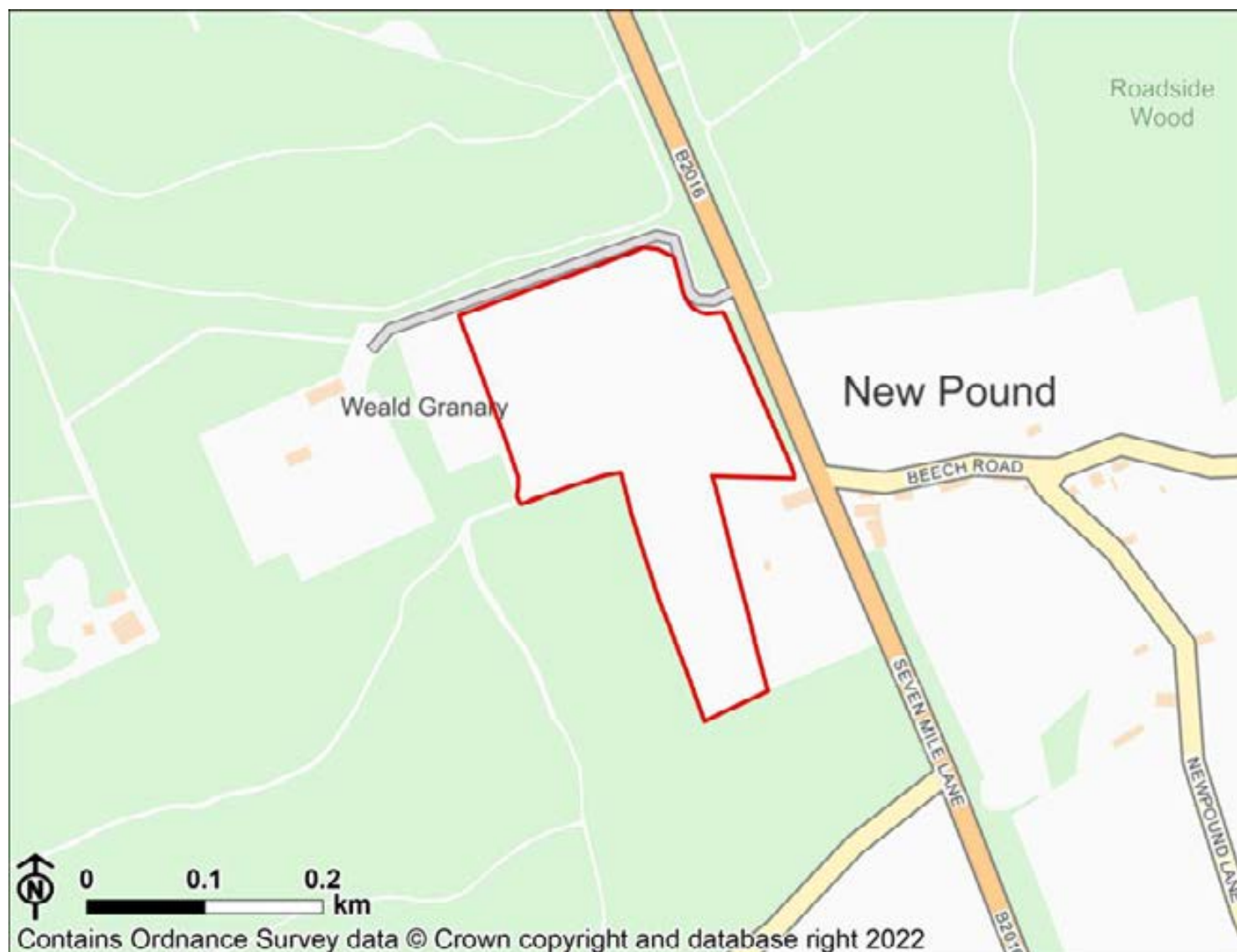
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59754

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59755

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59756

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

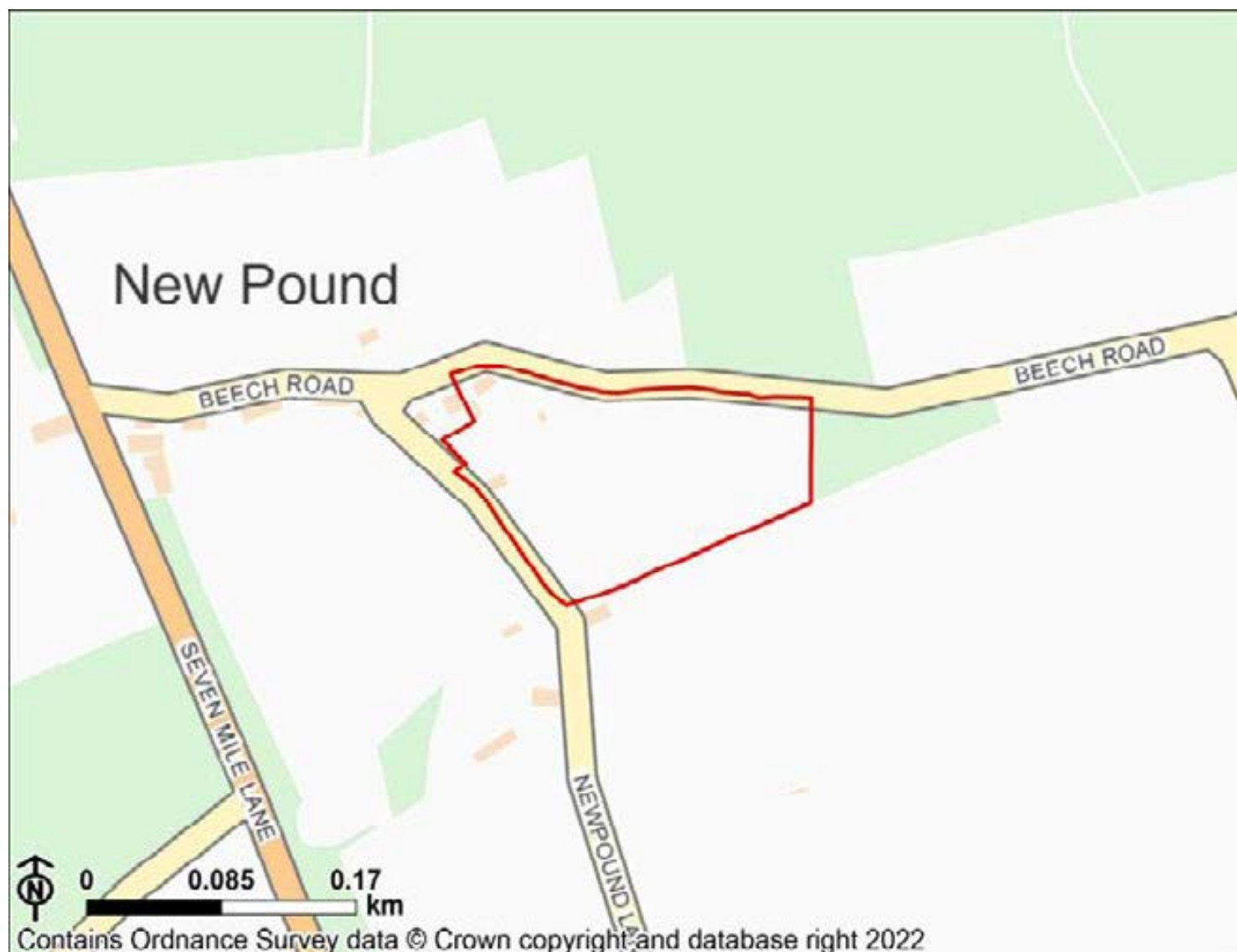
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59757

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

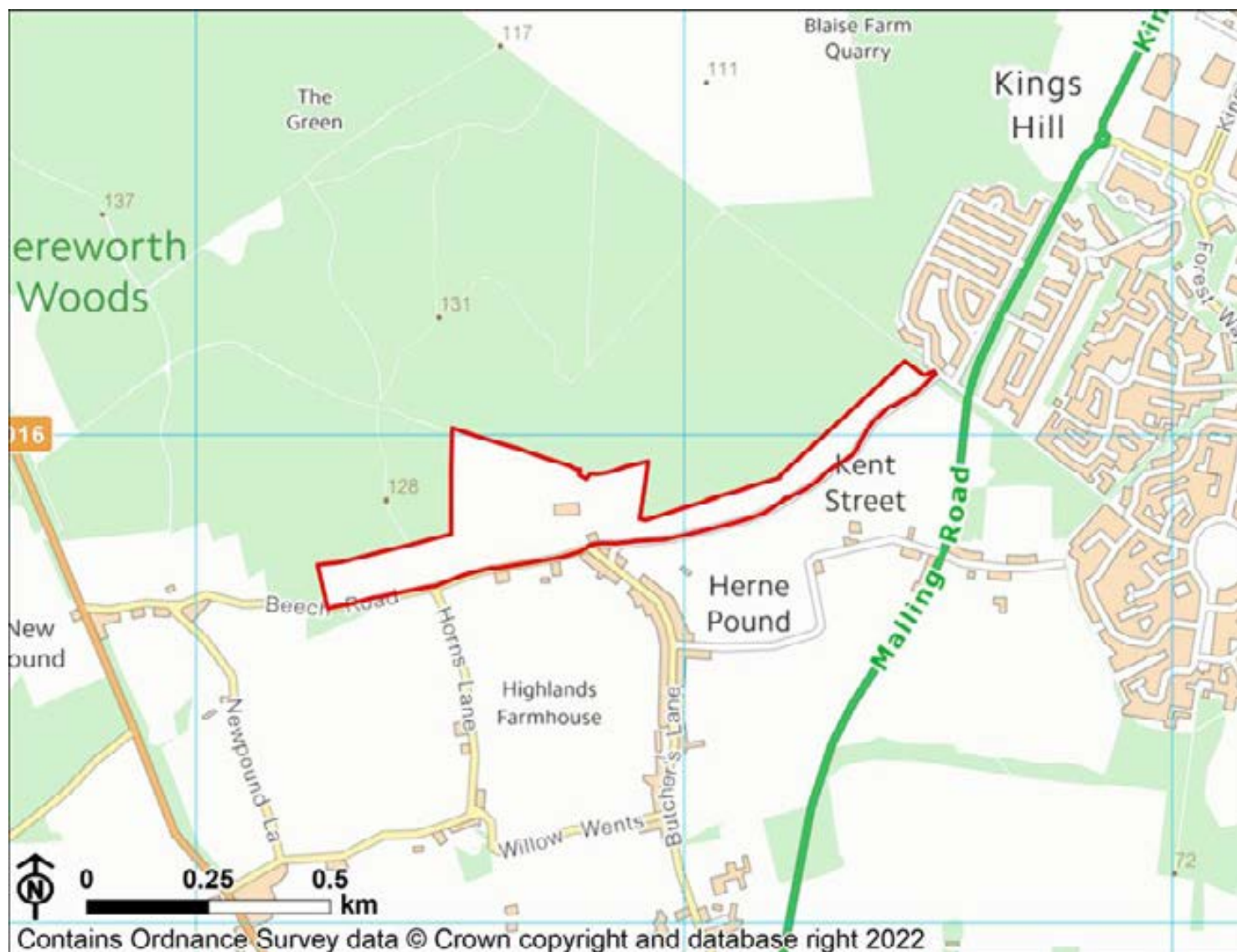
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59758

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59759

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59760

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59761

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

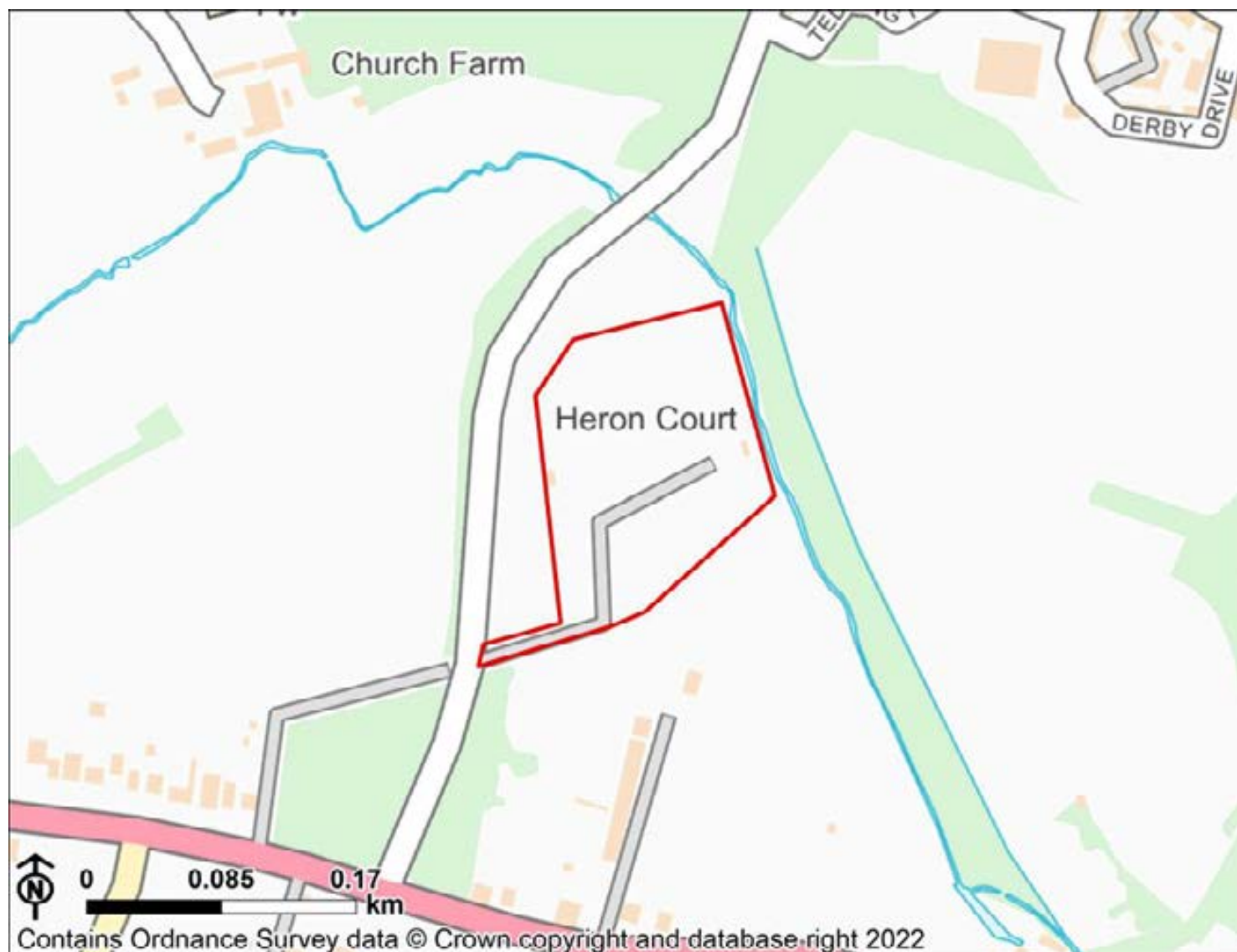
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59762

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59763

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59764

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59766

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59767

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

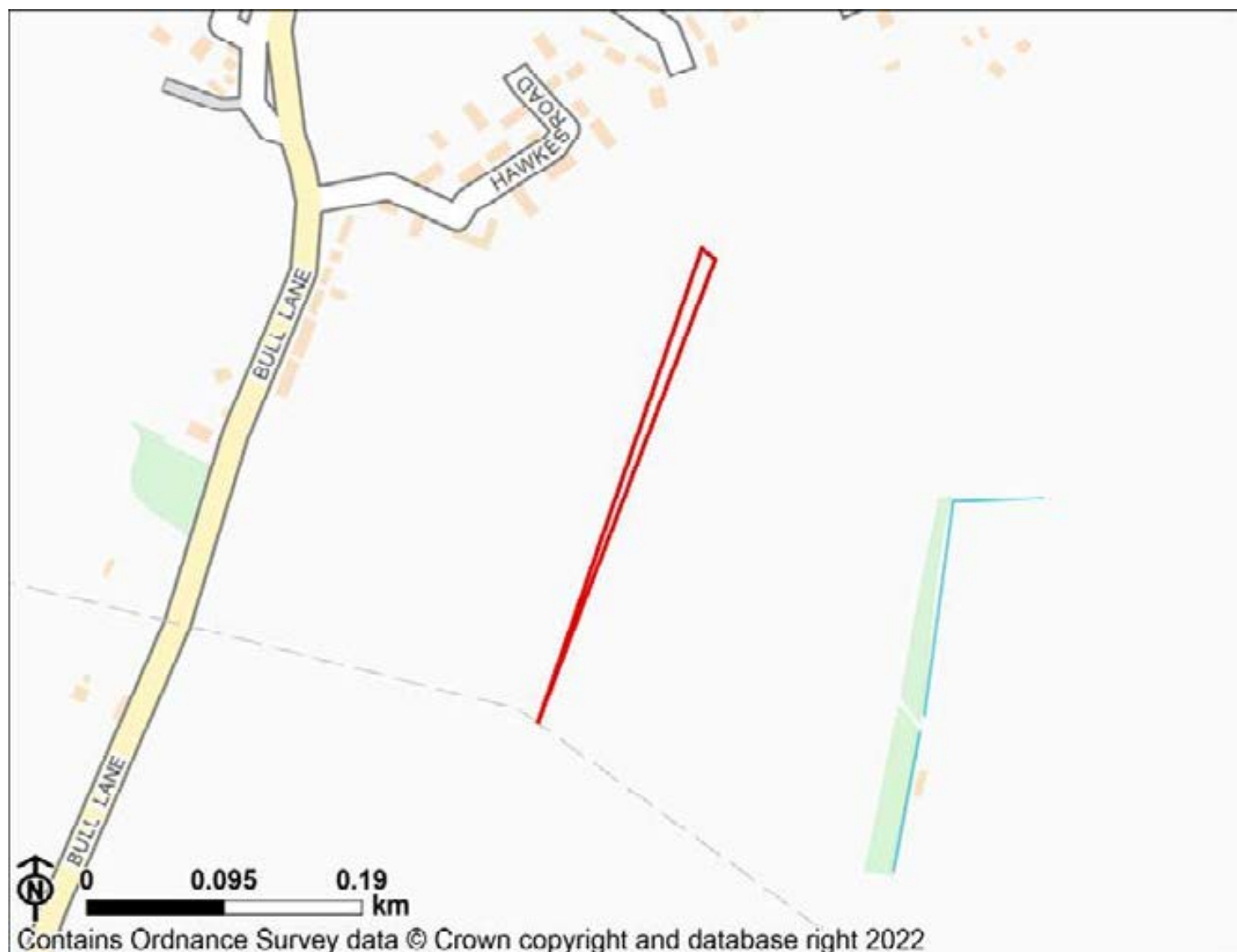
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59768

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

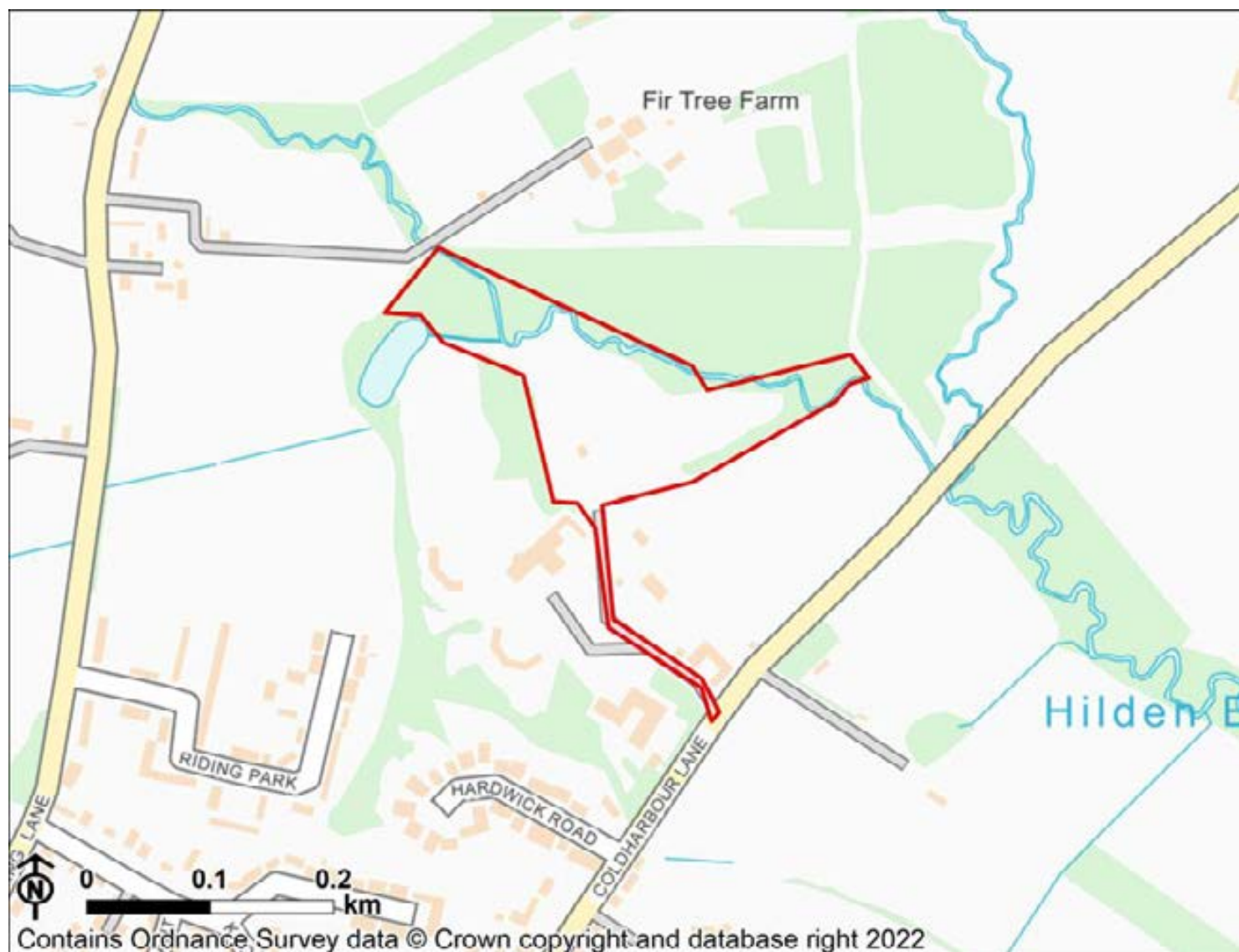
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59771

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

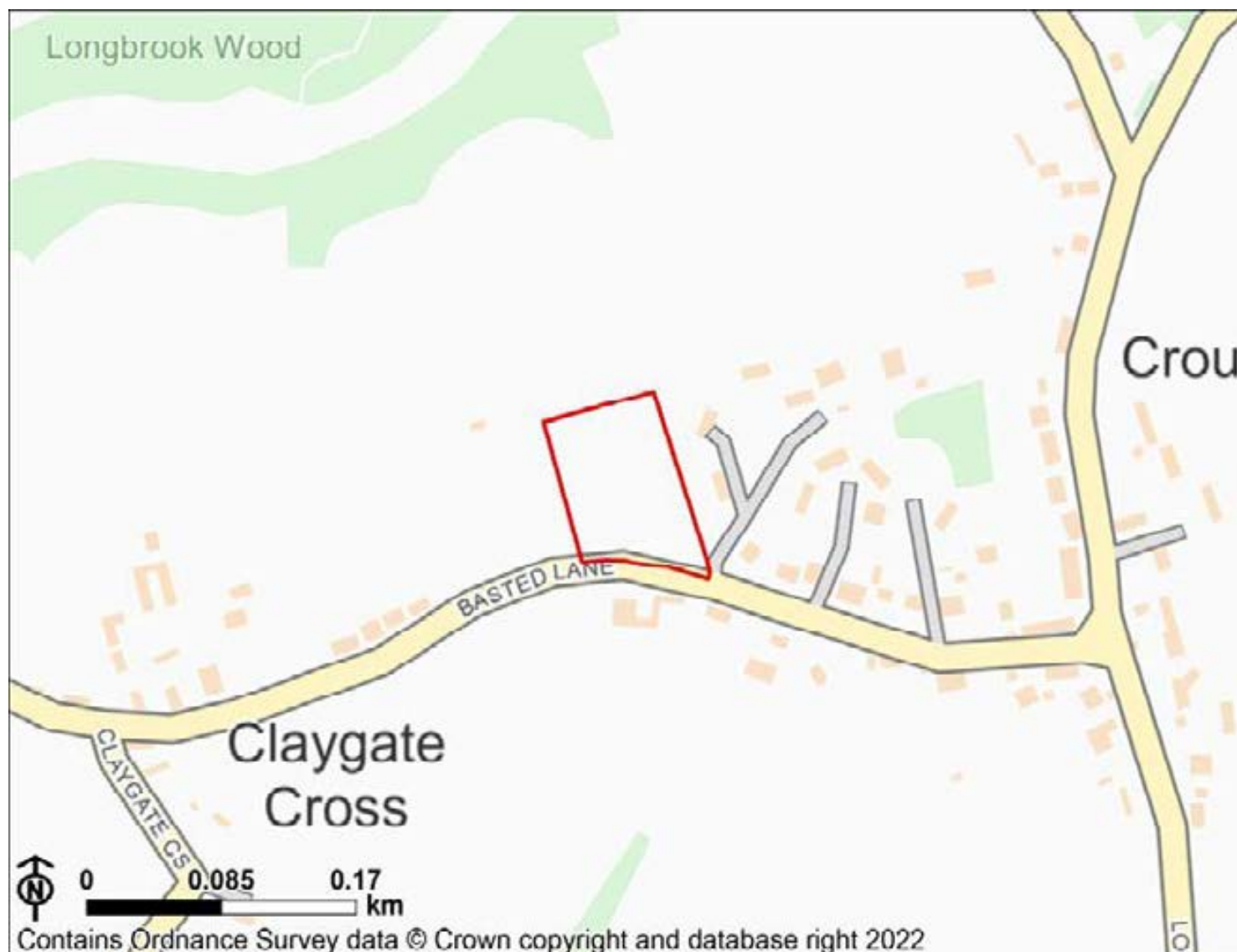
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59773

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

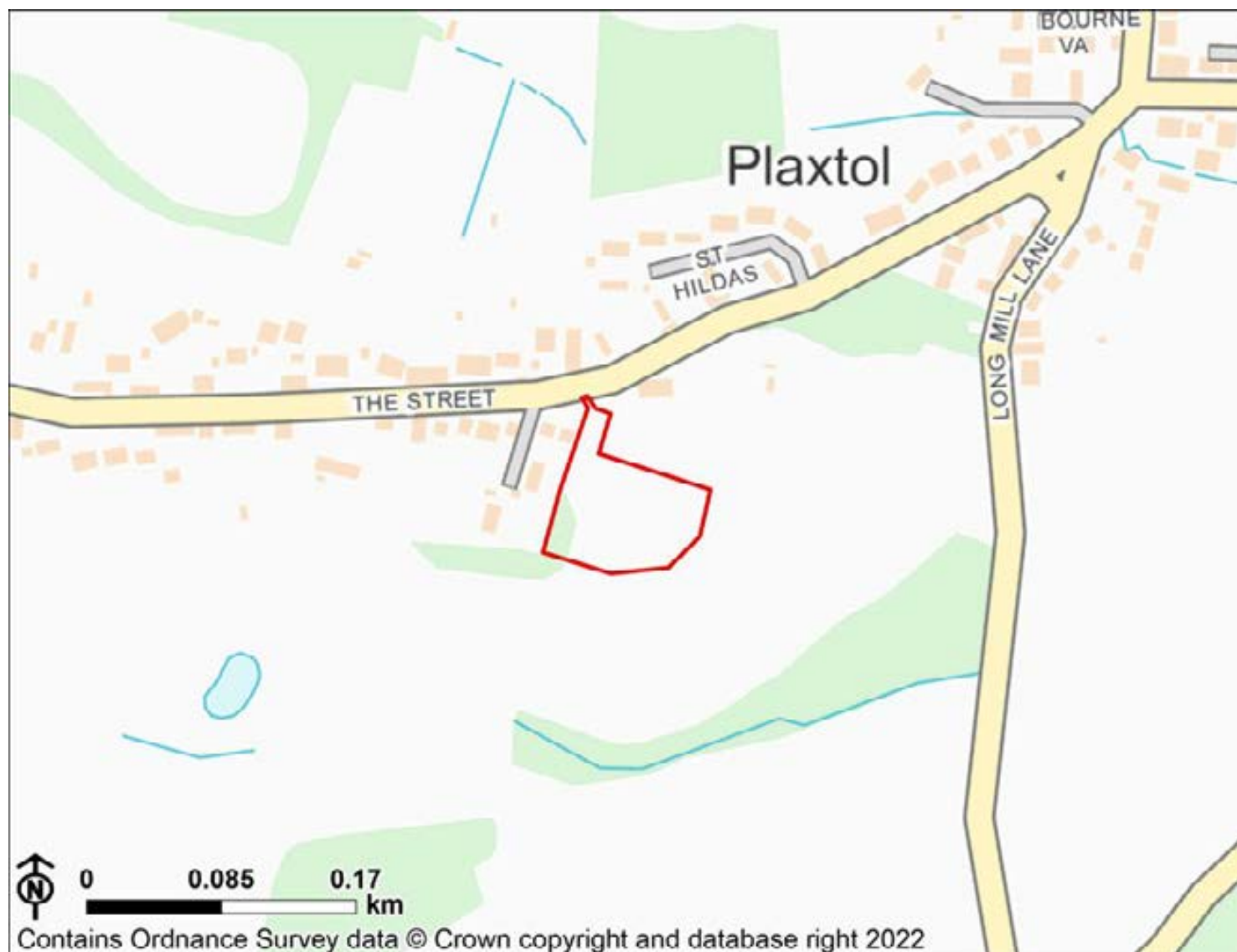
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59774

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

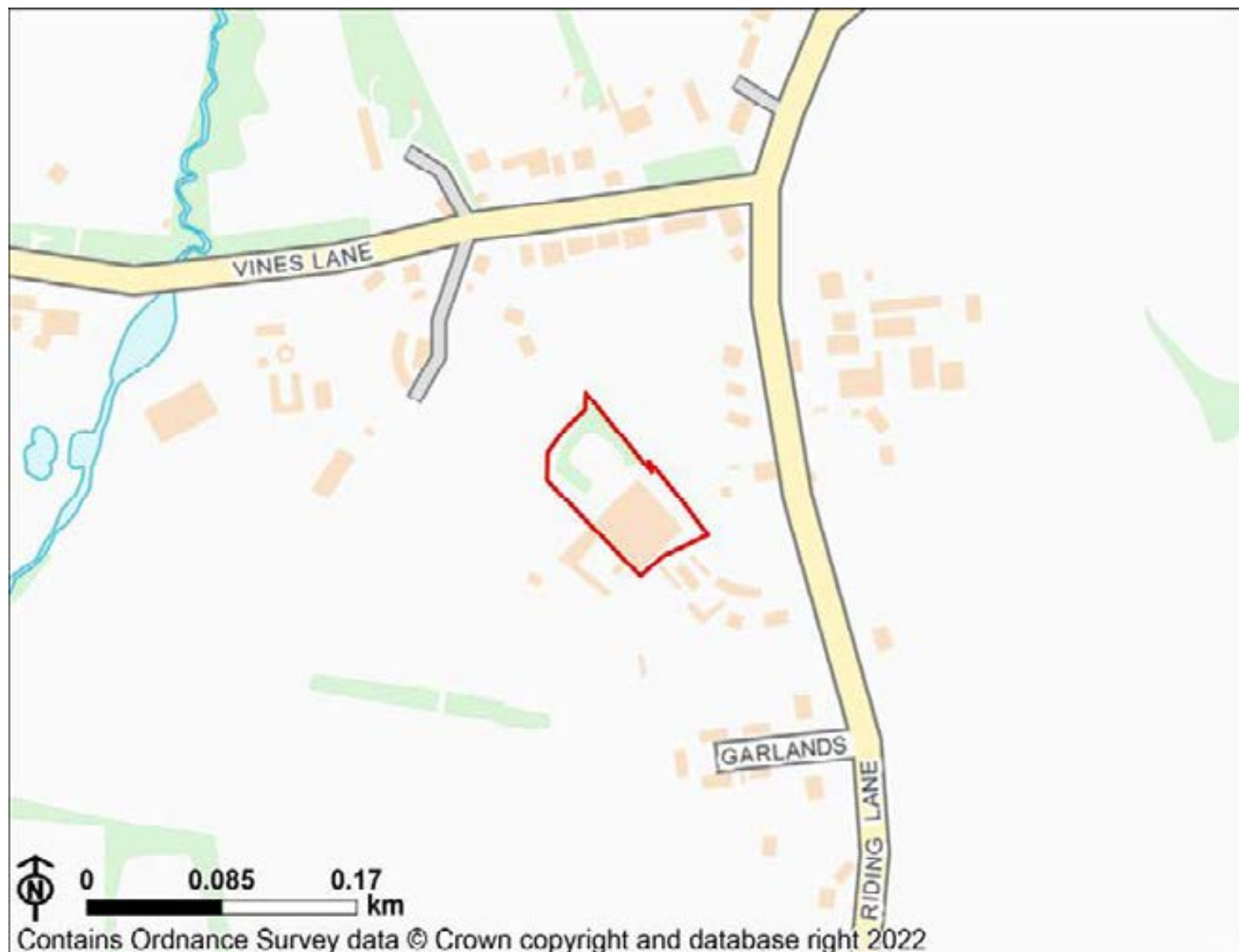
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59775

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59776

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle

route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

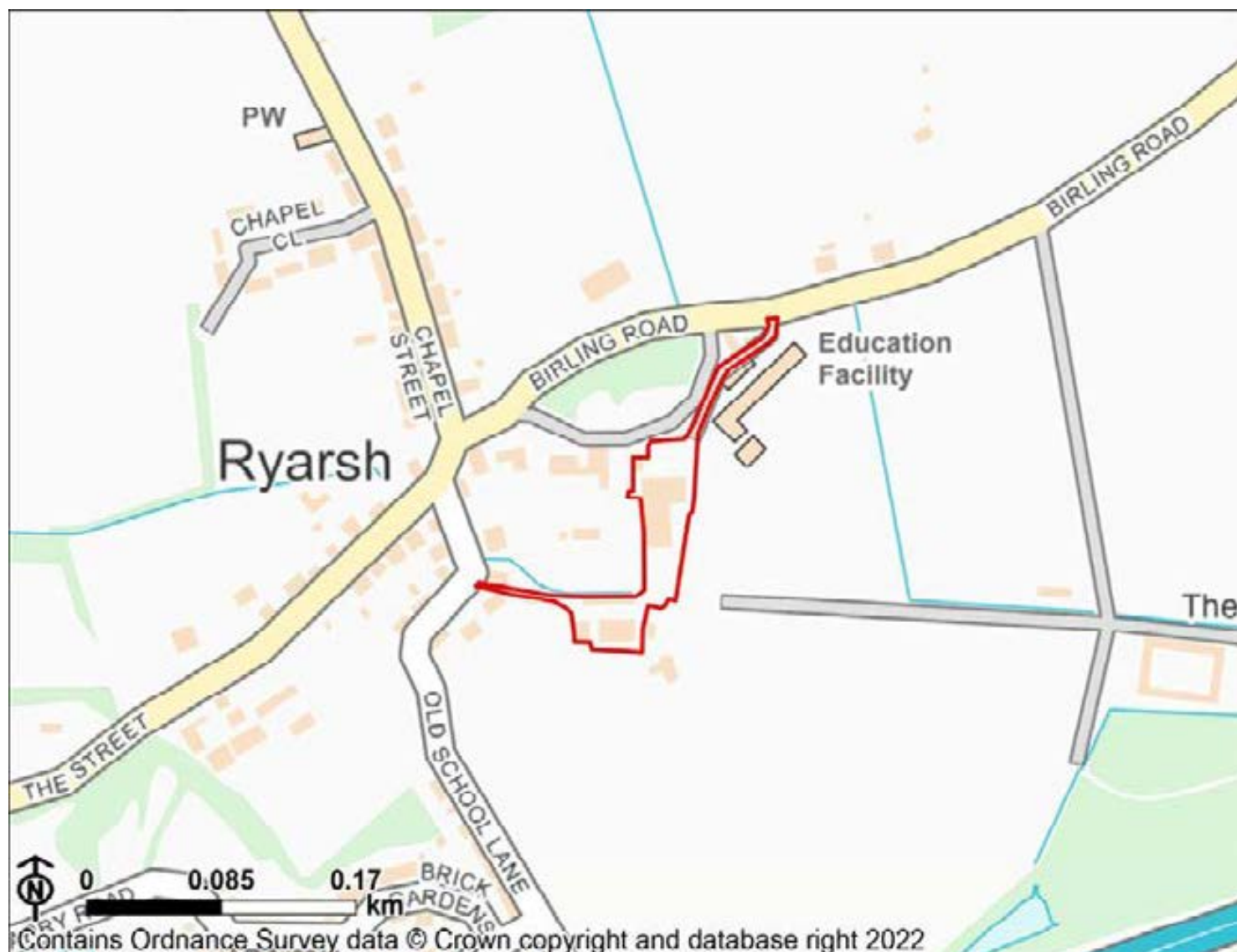
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59777

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

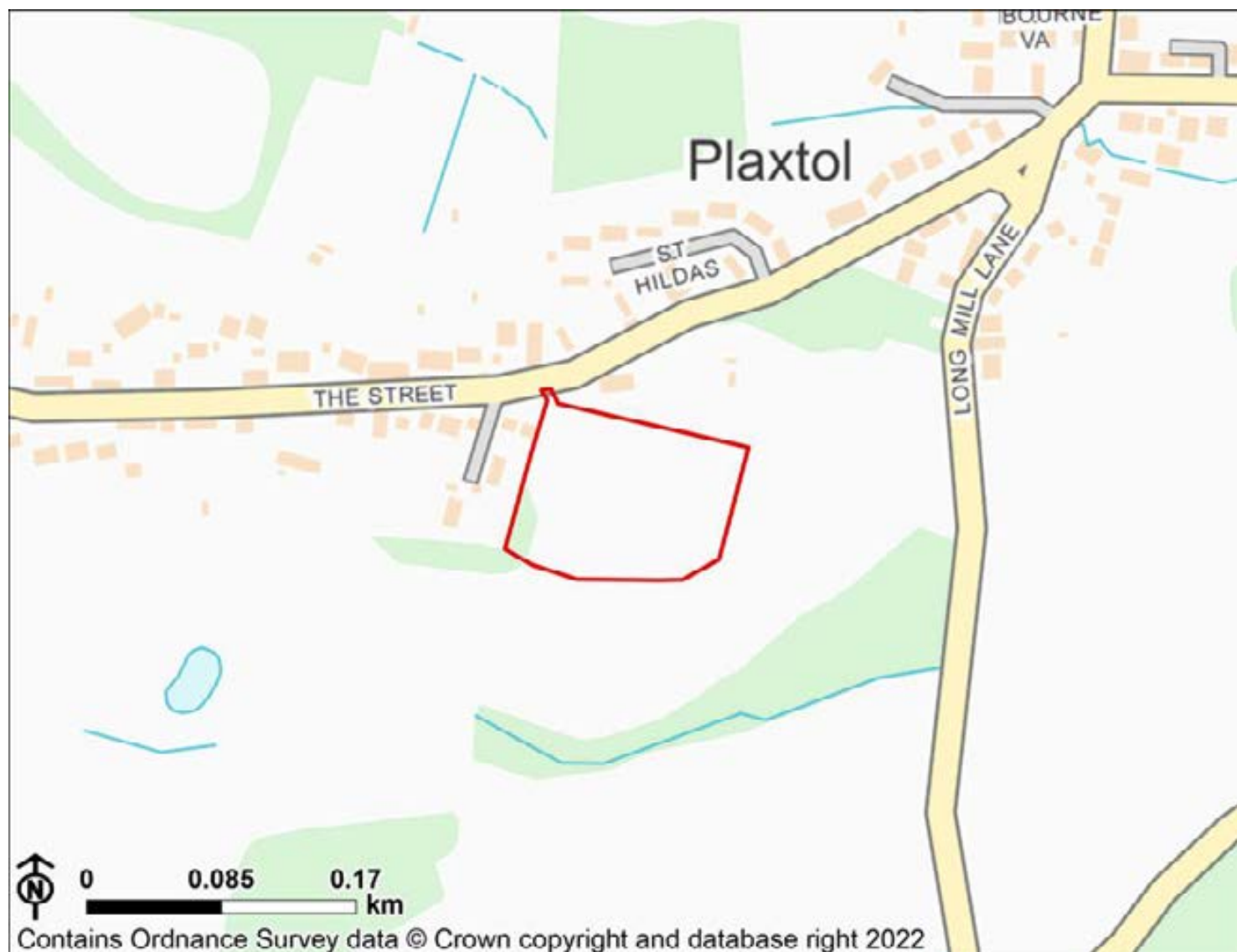
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59778

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

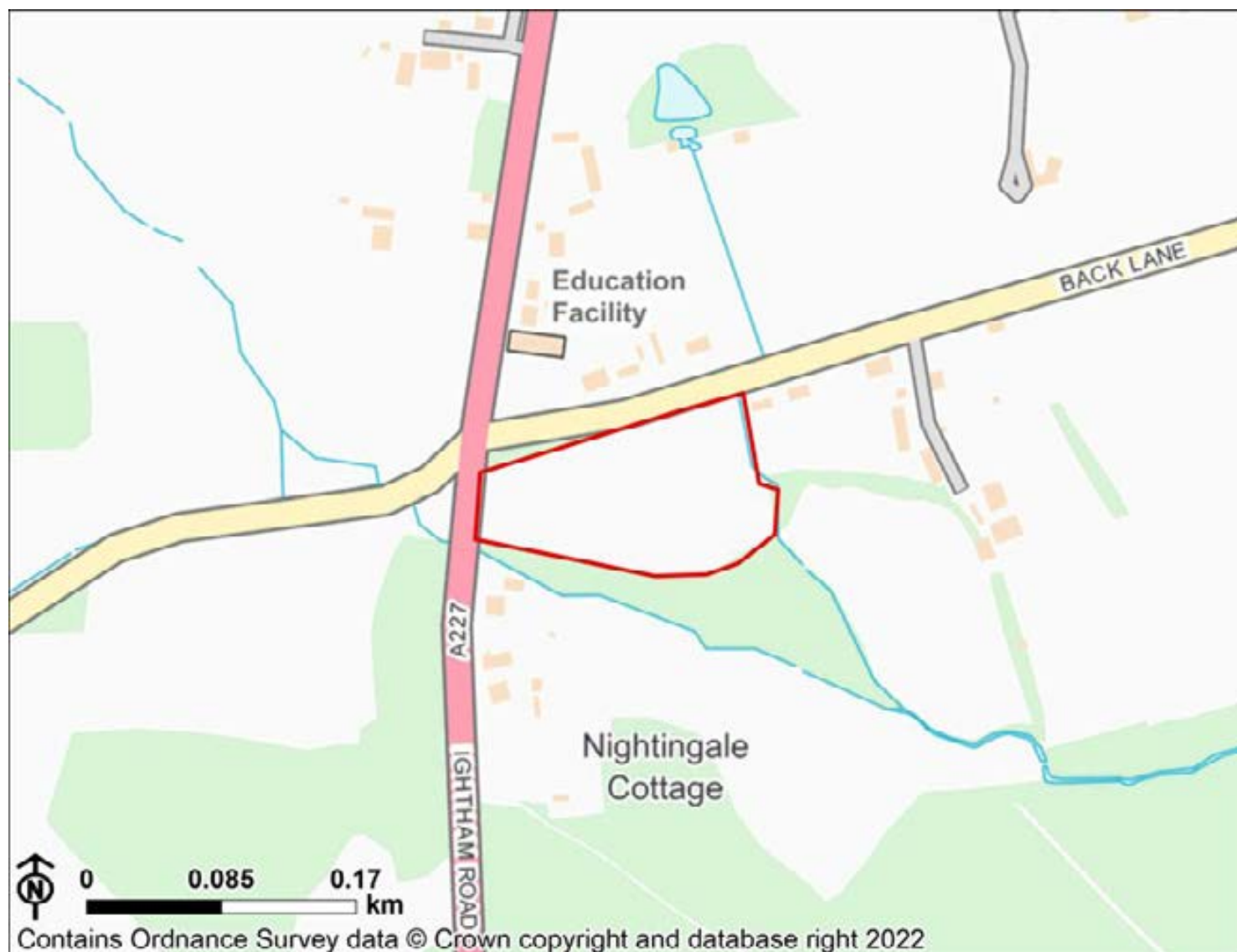
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59779

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($<25\%$) of Grade 1, 2 or

3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59783

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

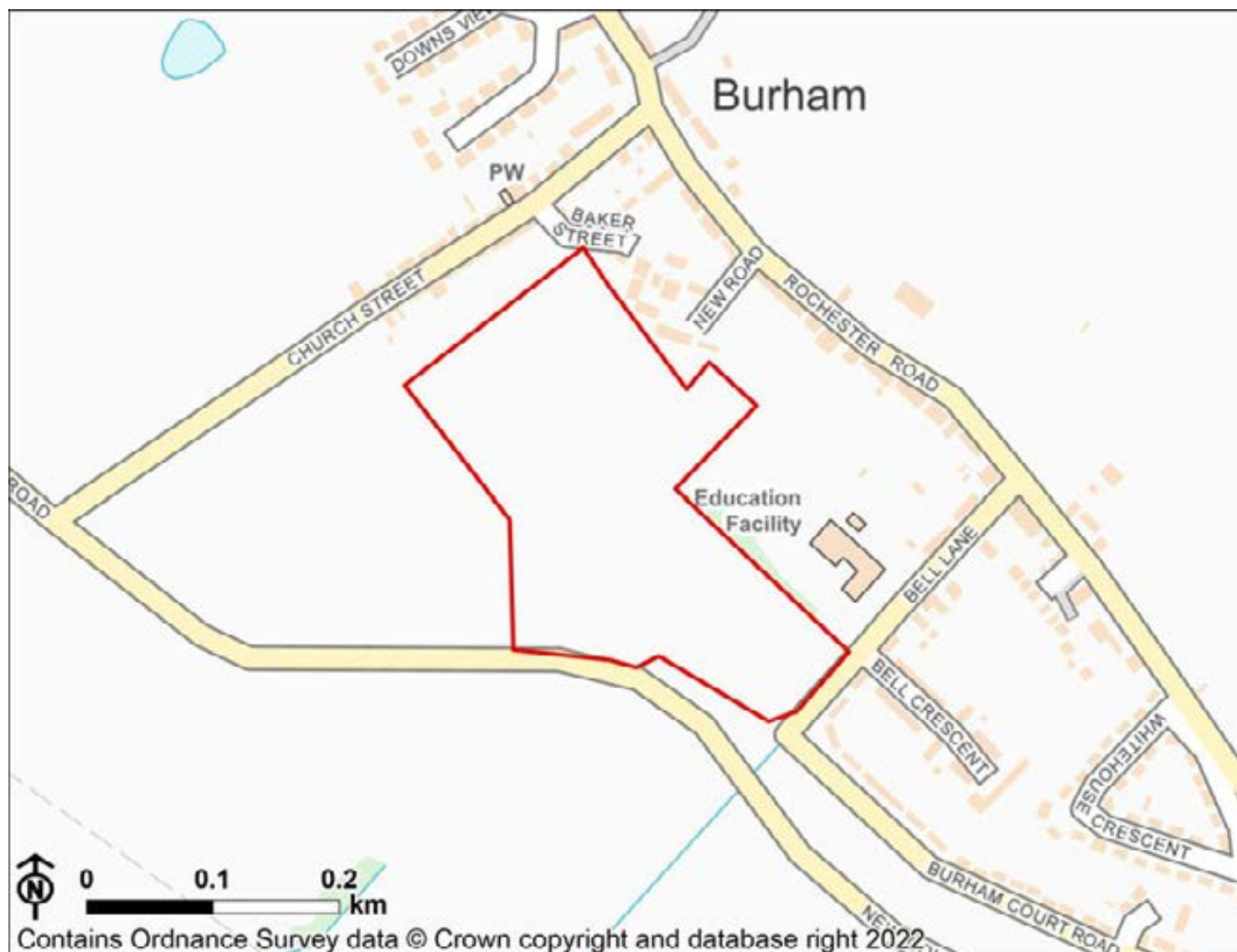
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59784

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

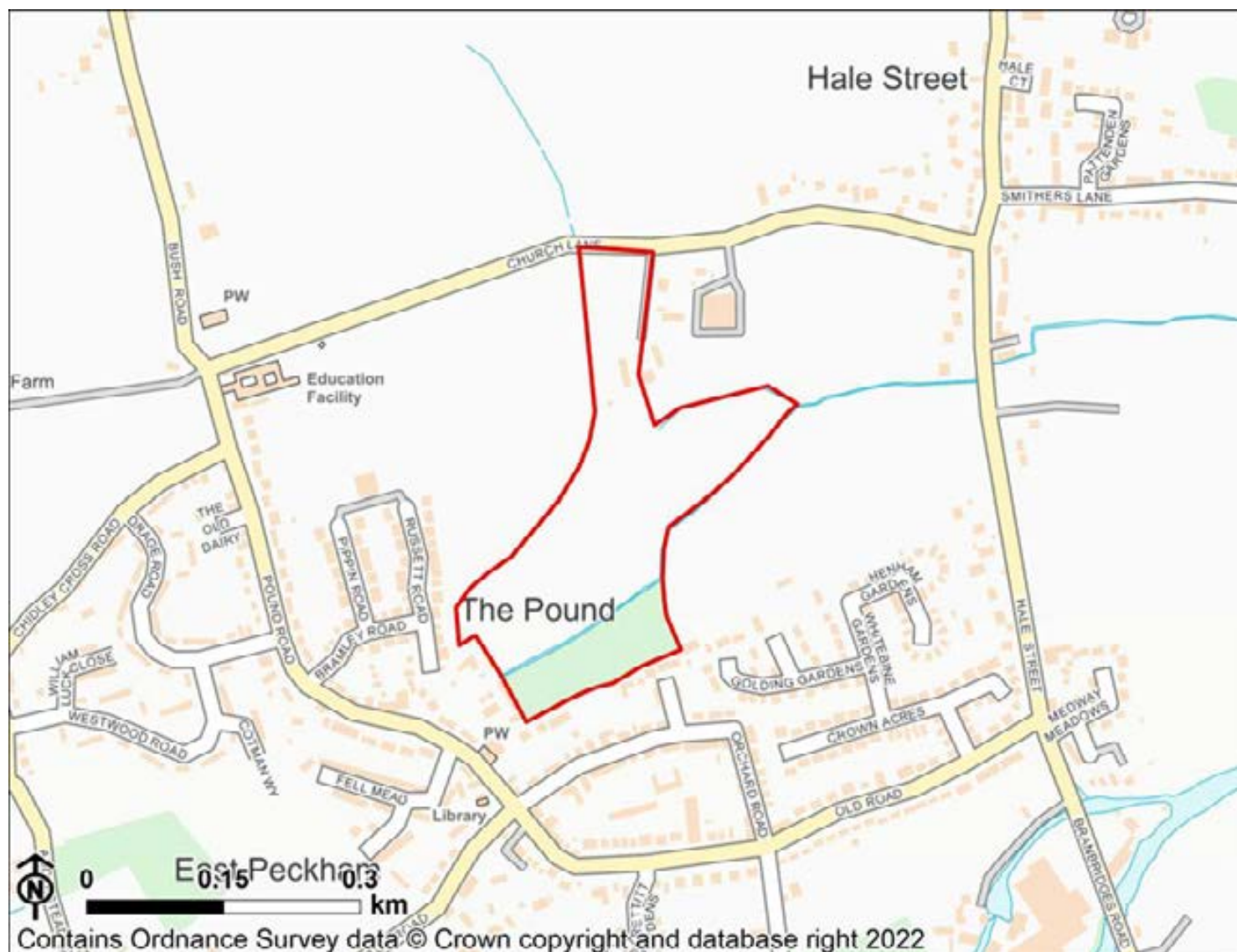
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59789

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

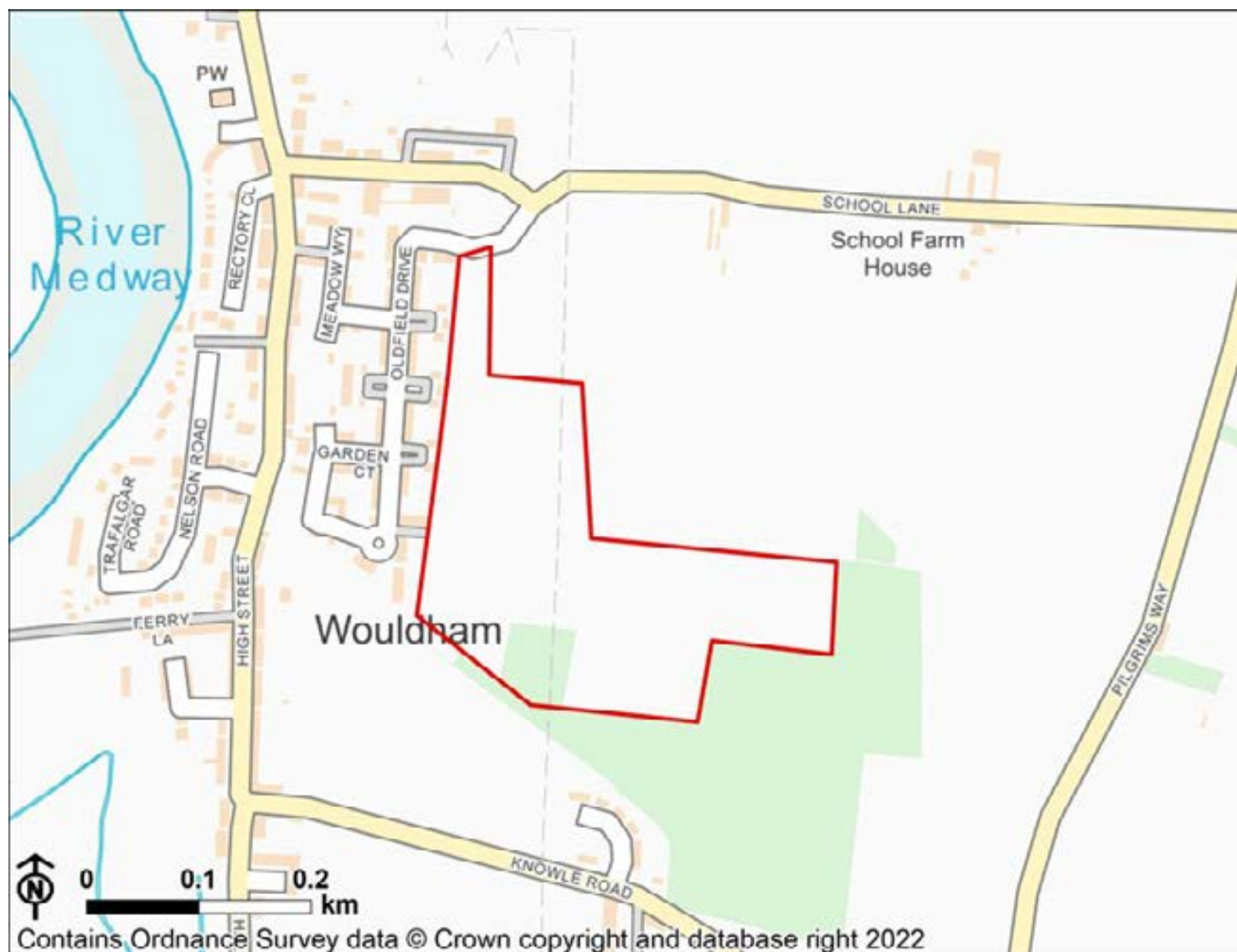
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59791

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

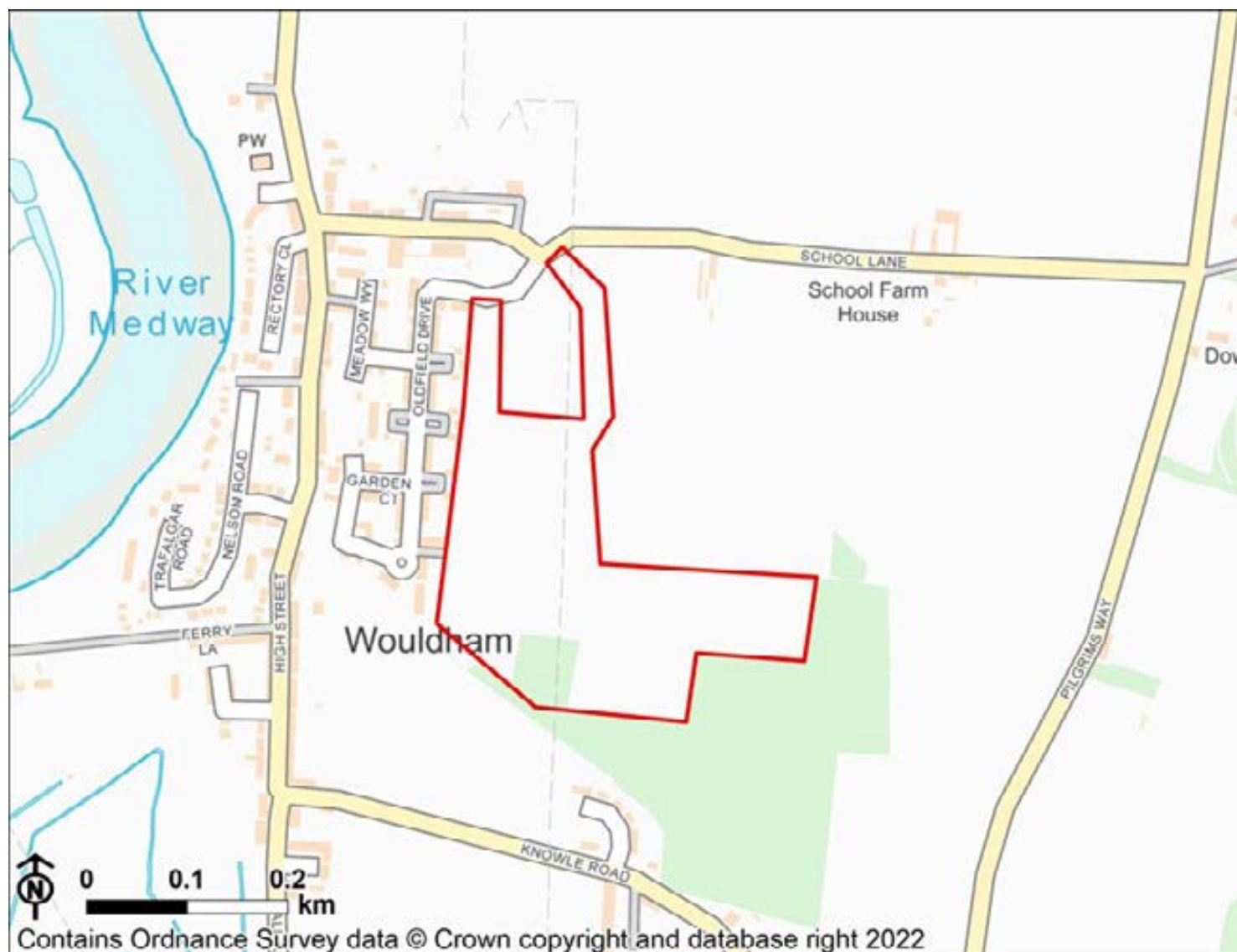
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59792

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

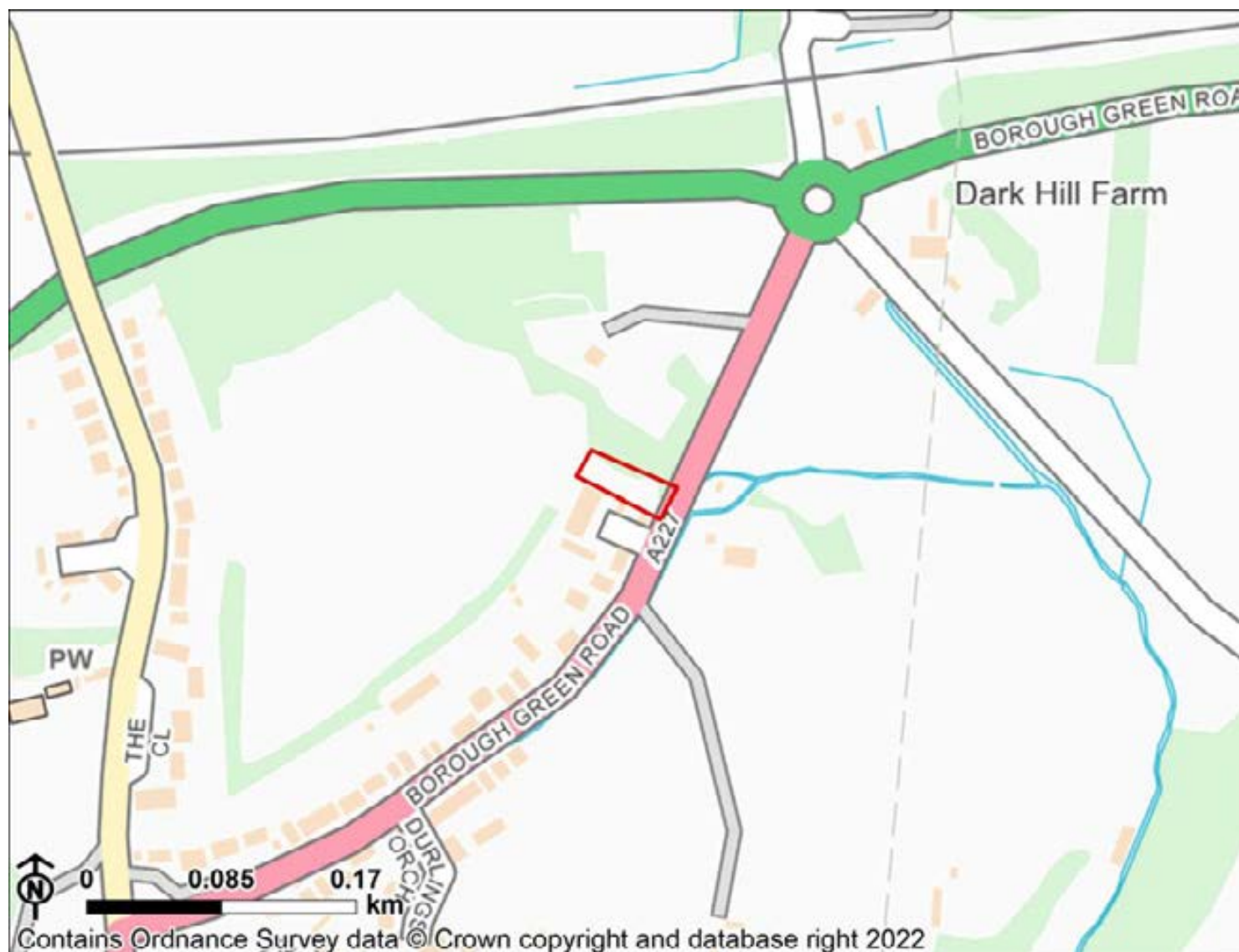
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59793

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

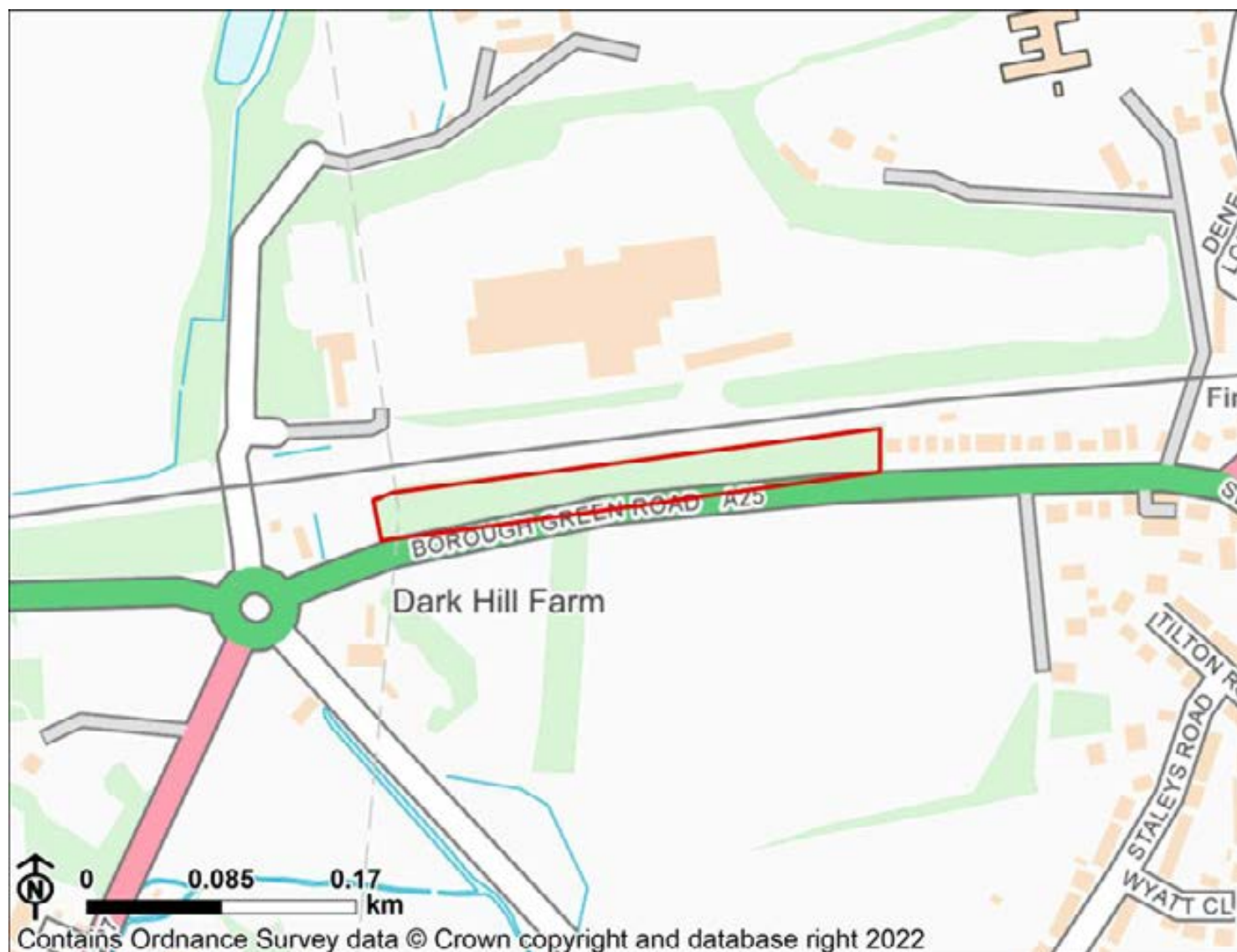
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59794

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Significant negative (--)

The site is within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59795

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

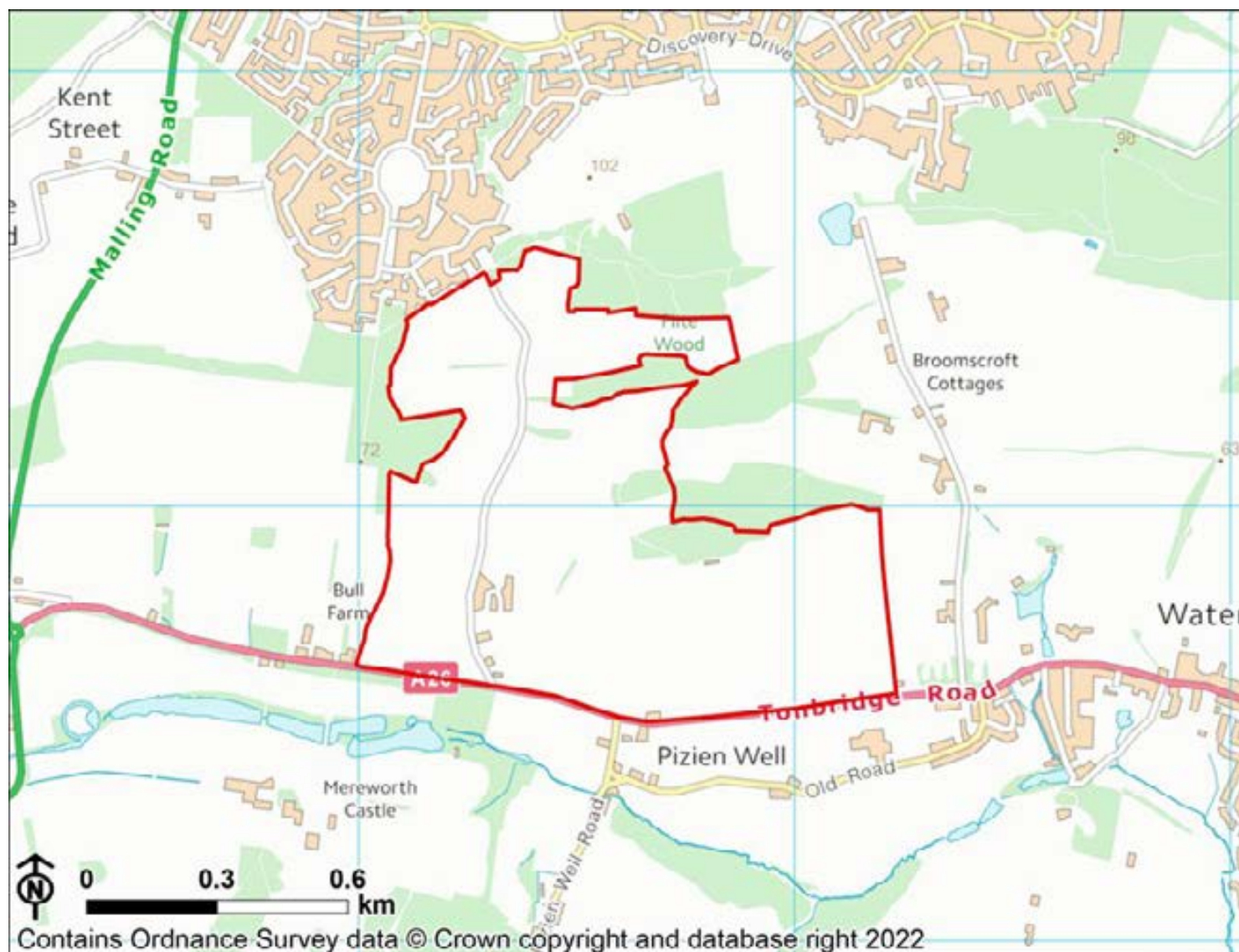
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59797

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard

against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59798

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--) / Uncertain significant negative (--)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

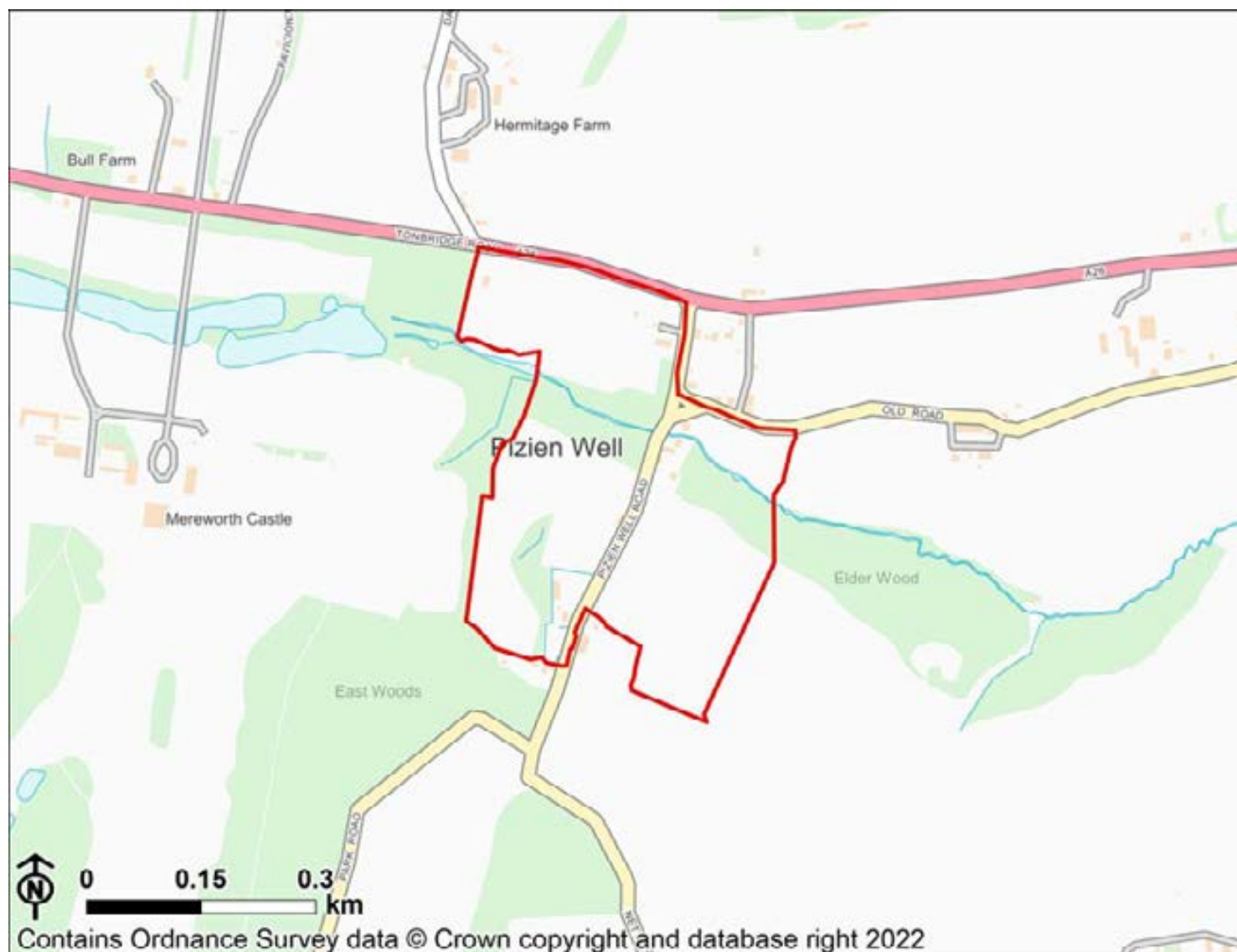
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59799

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

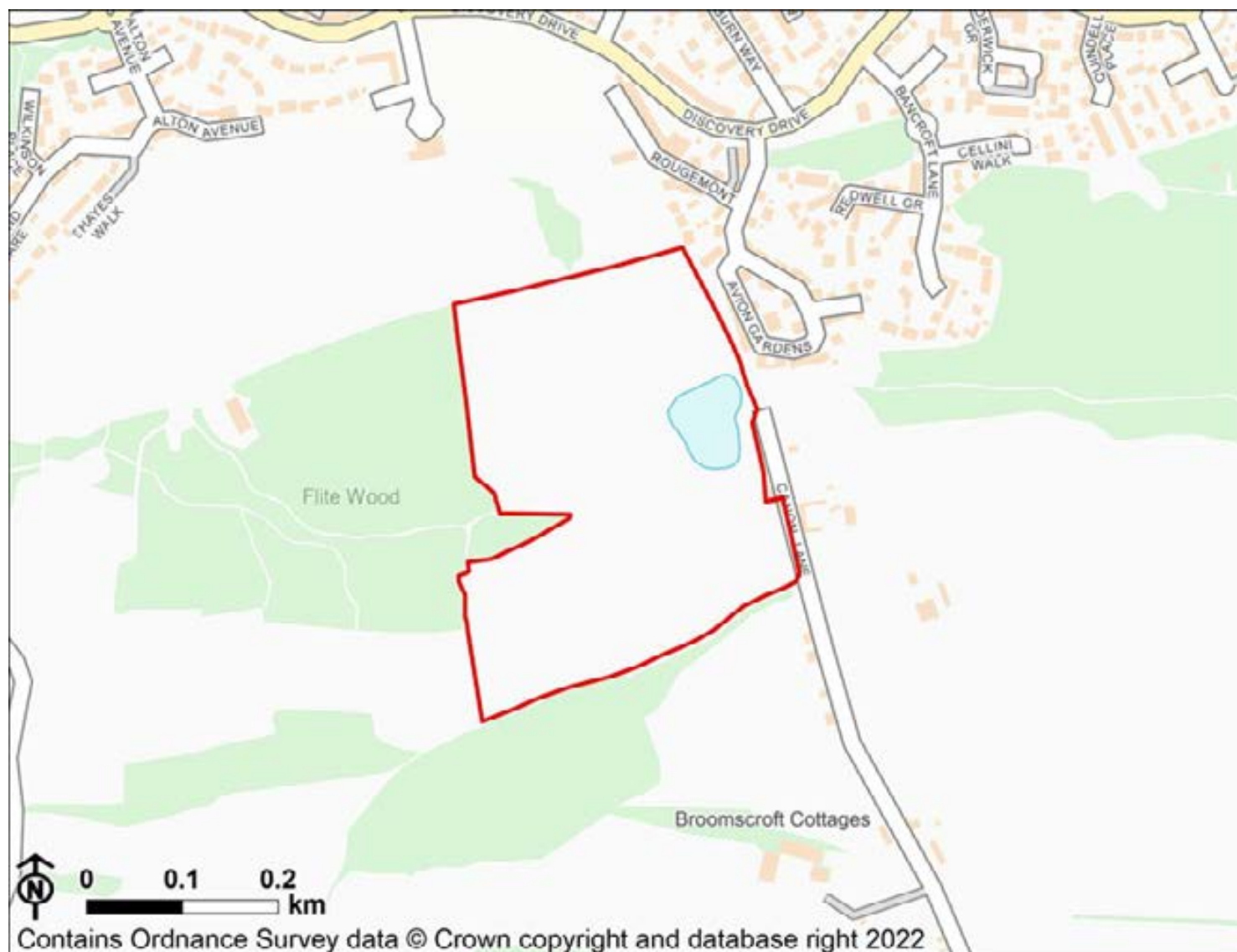
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59800

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain significant negative (--?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard

against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

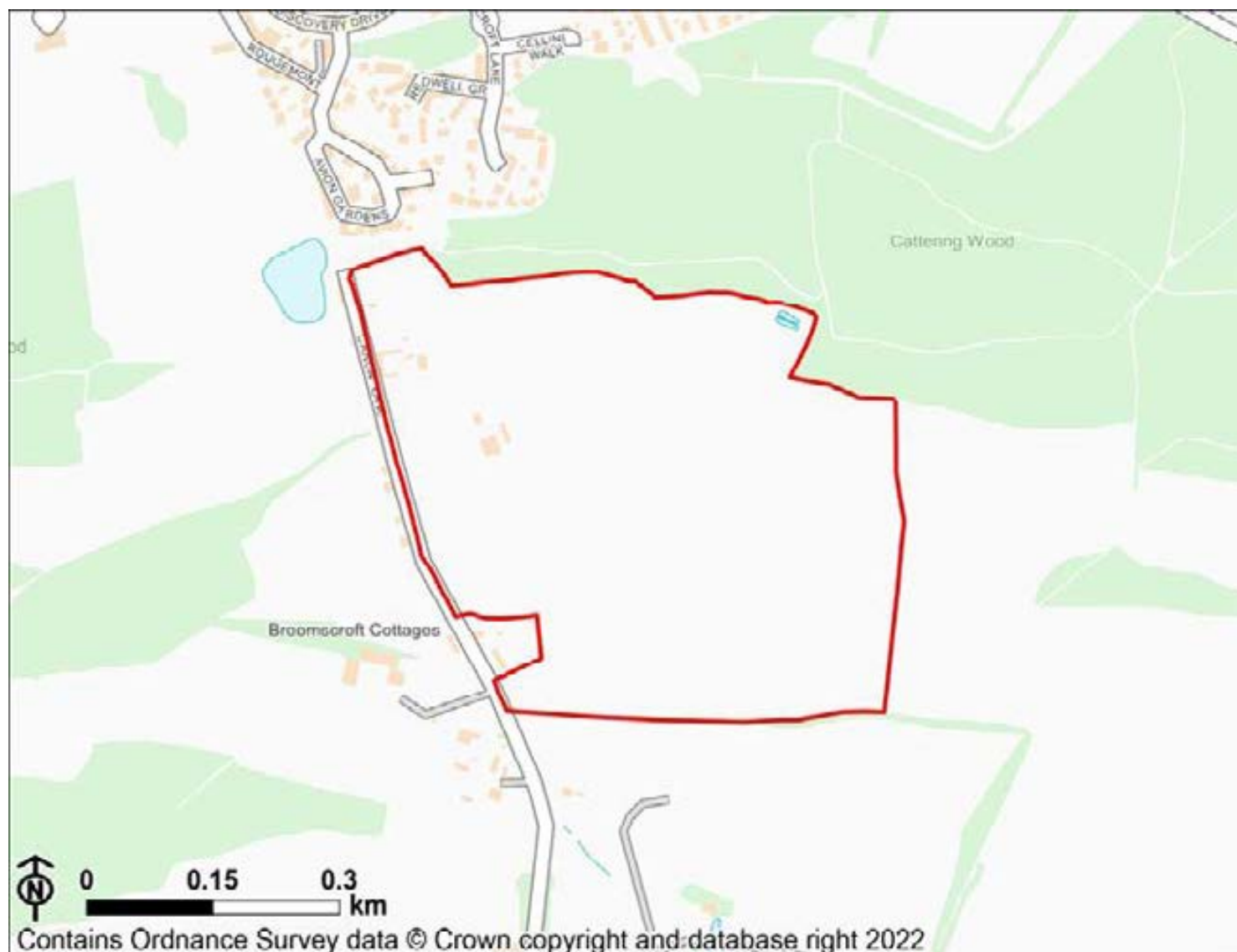
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59802

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain significant negative (--?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

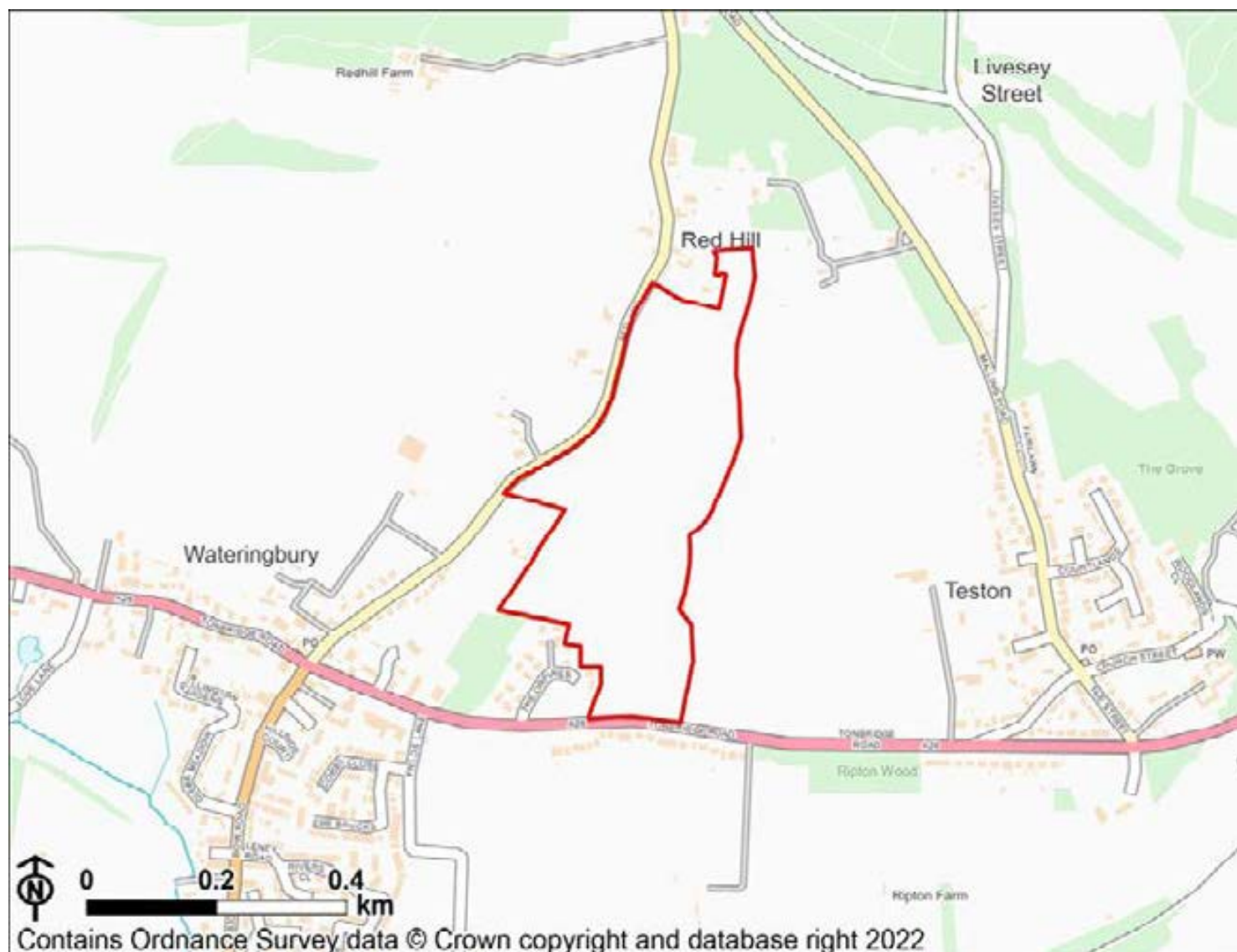
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59803

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

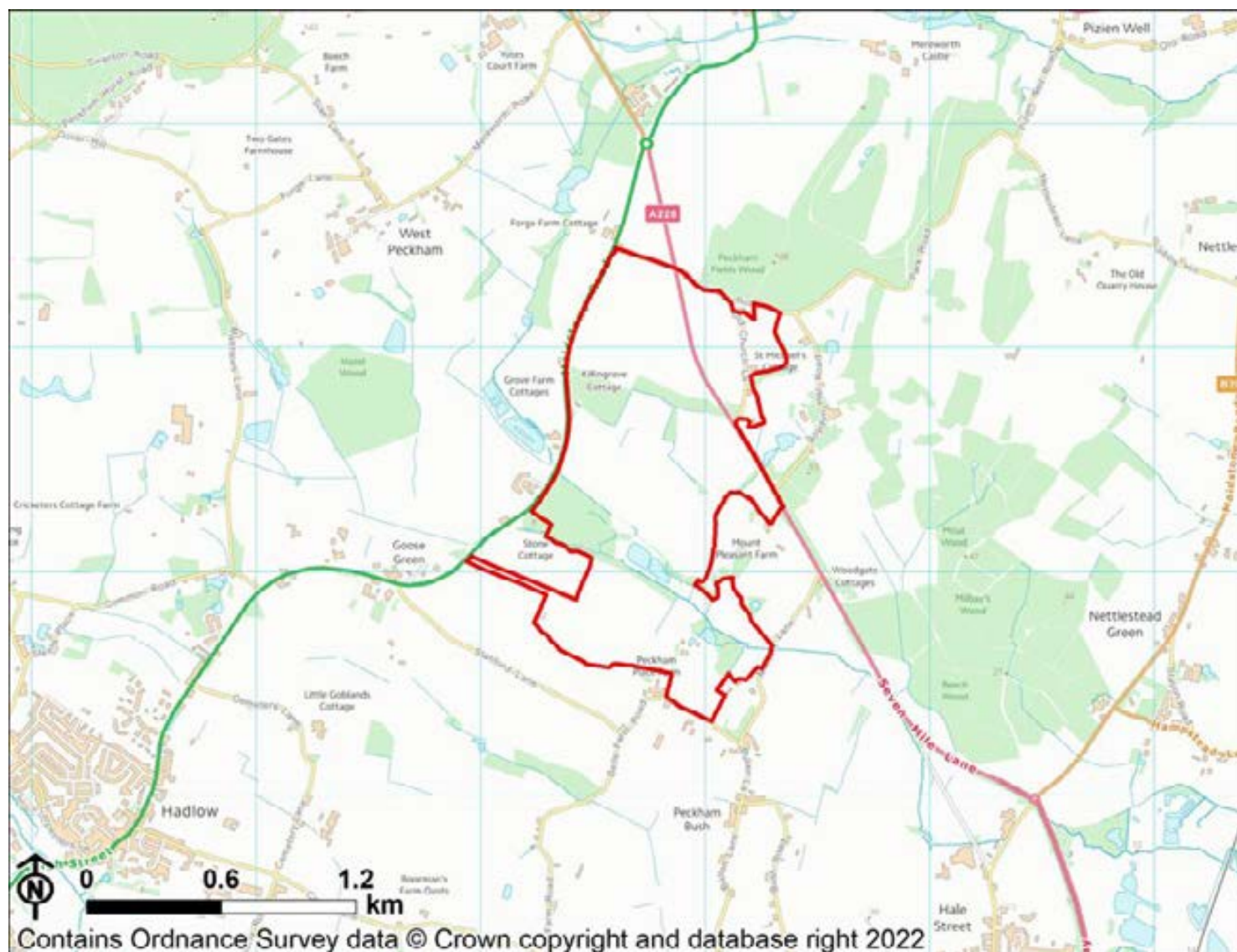
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59806

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59807

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

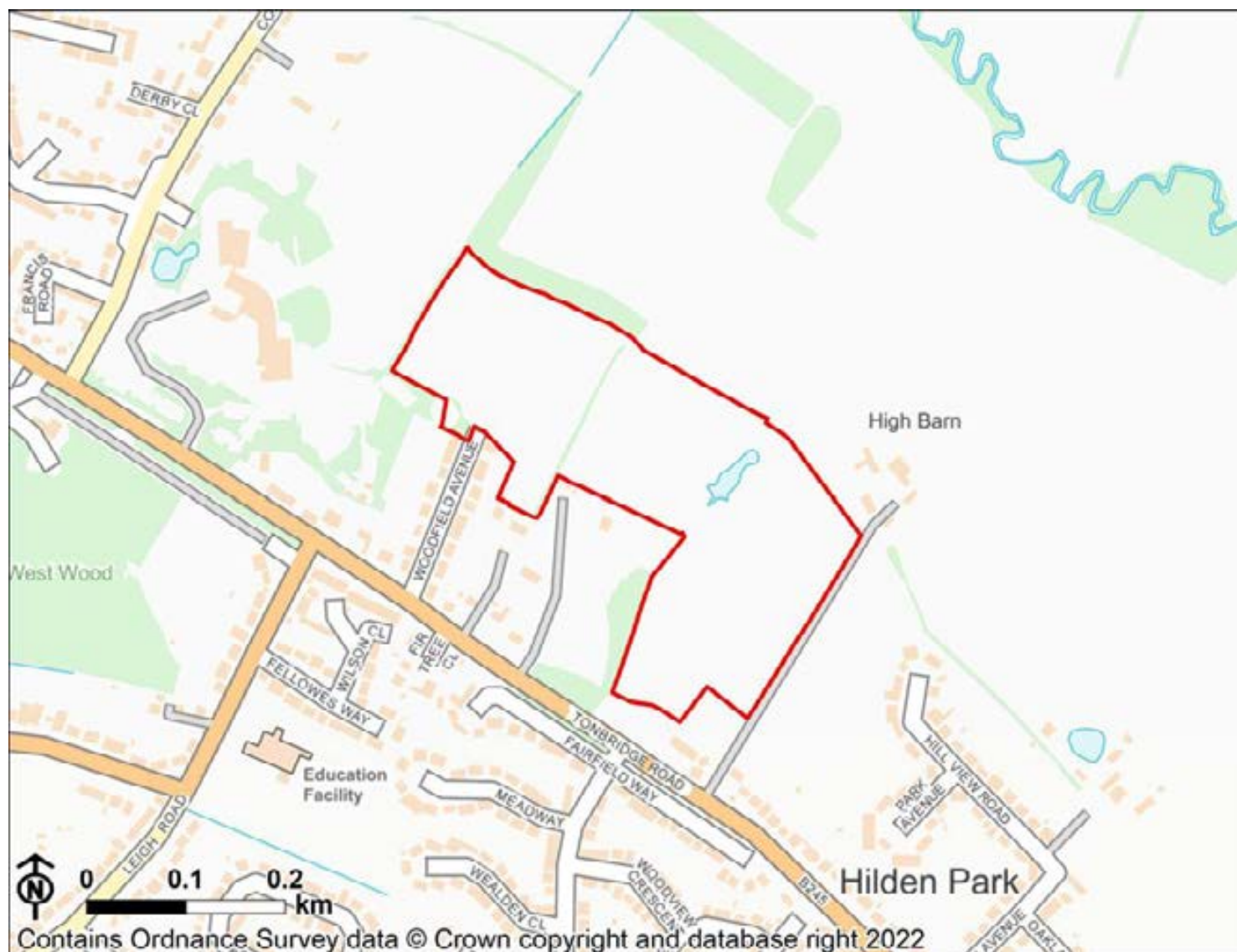
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59808

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

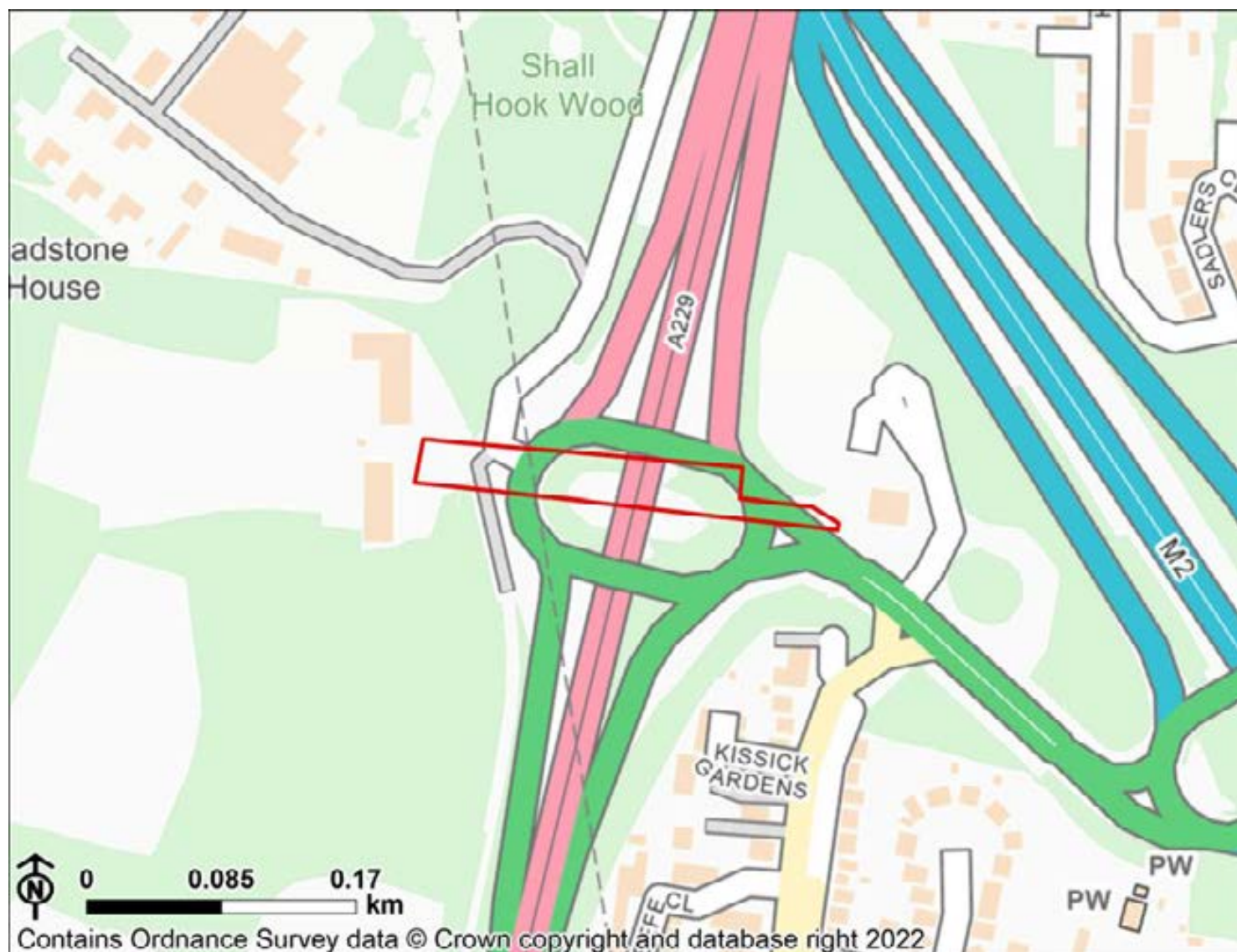
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59810

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

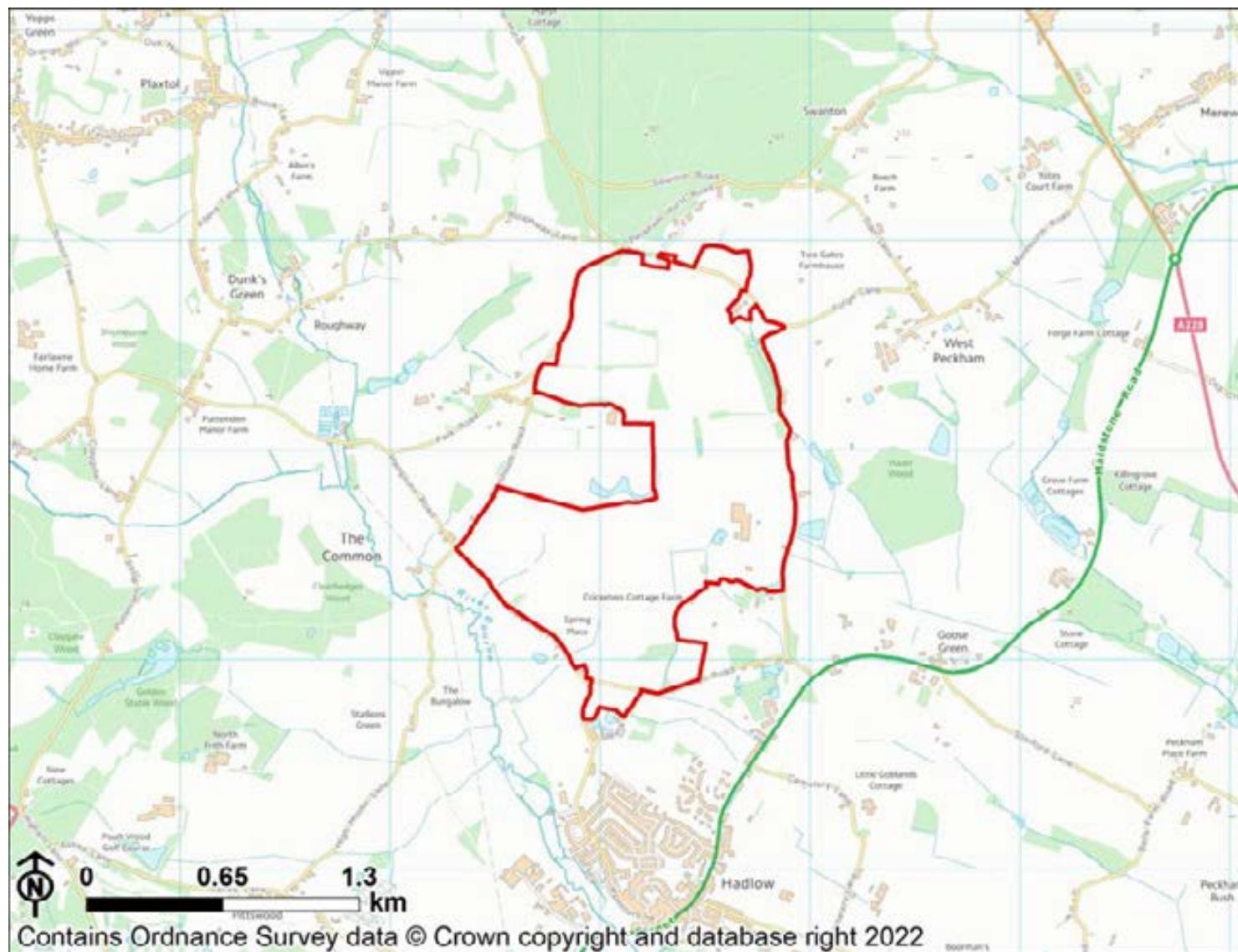
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59811

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a

(high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

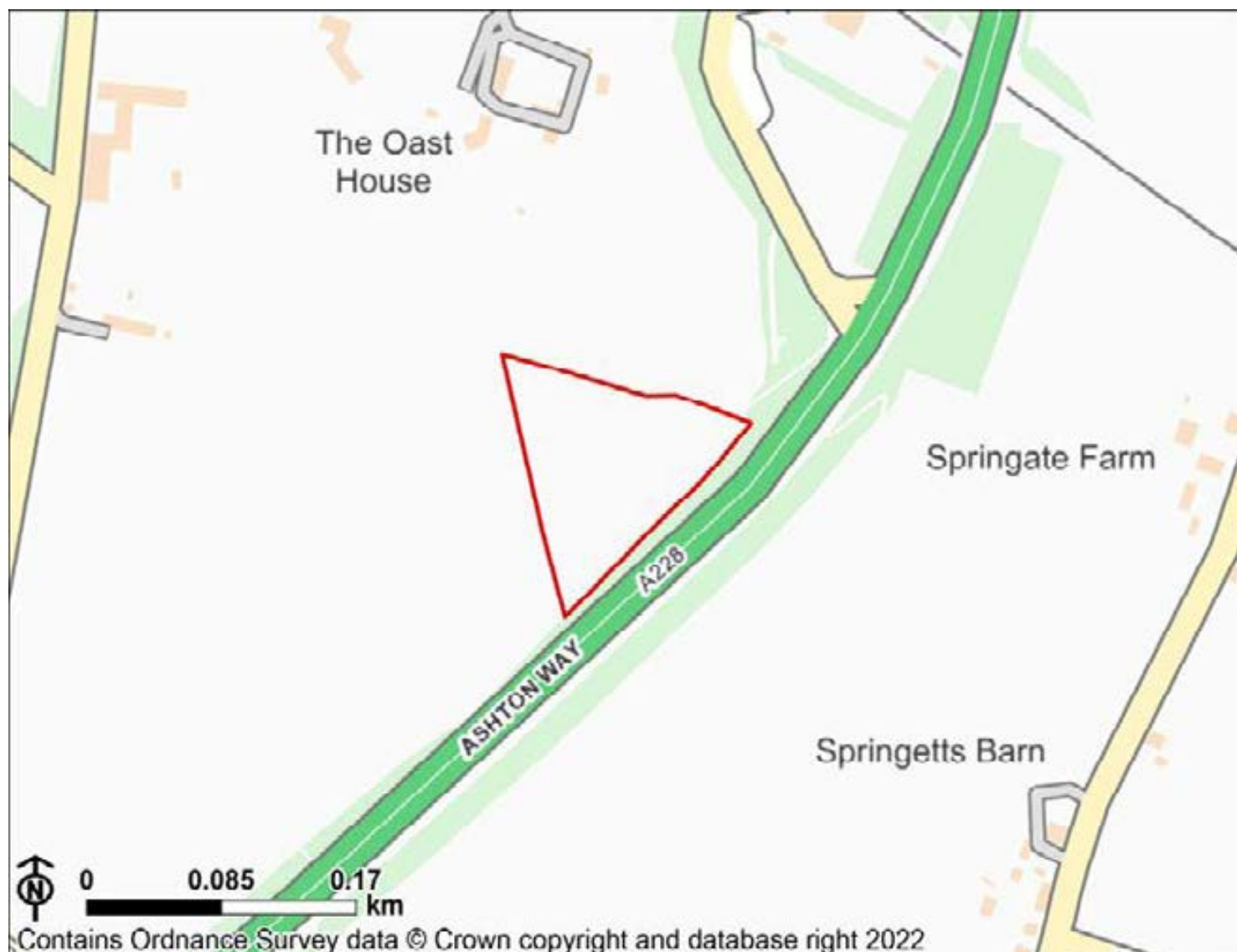
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59814

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

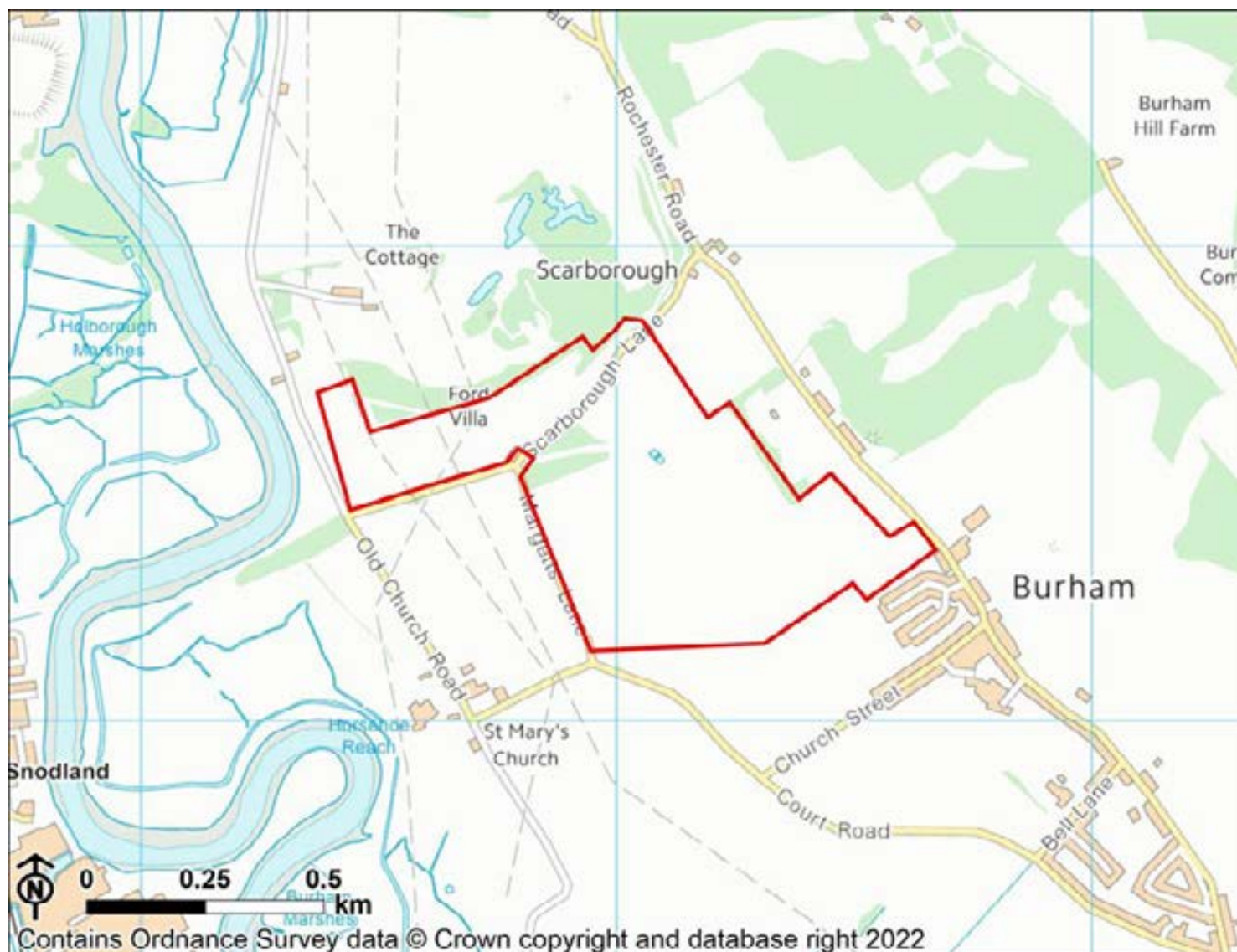
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59818

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

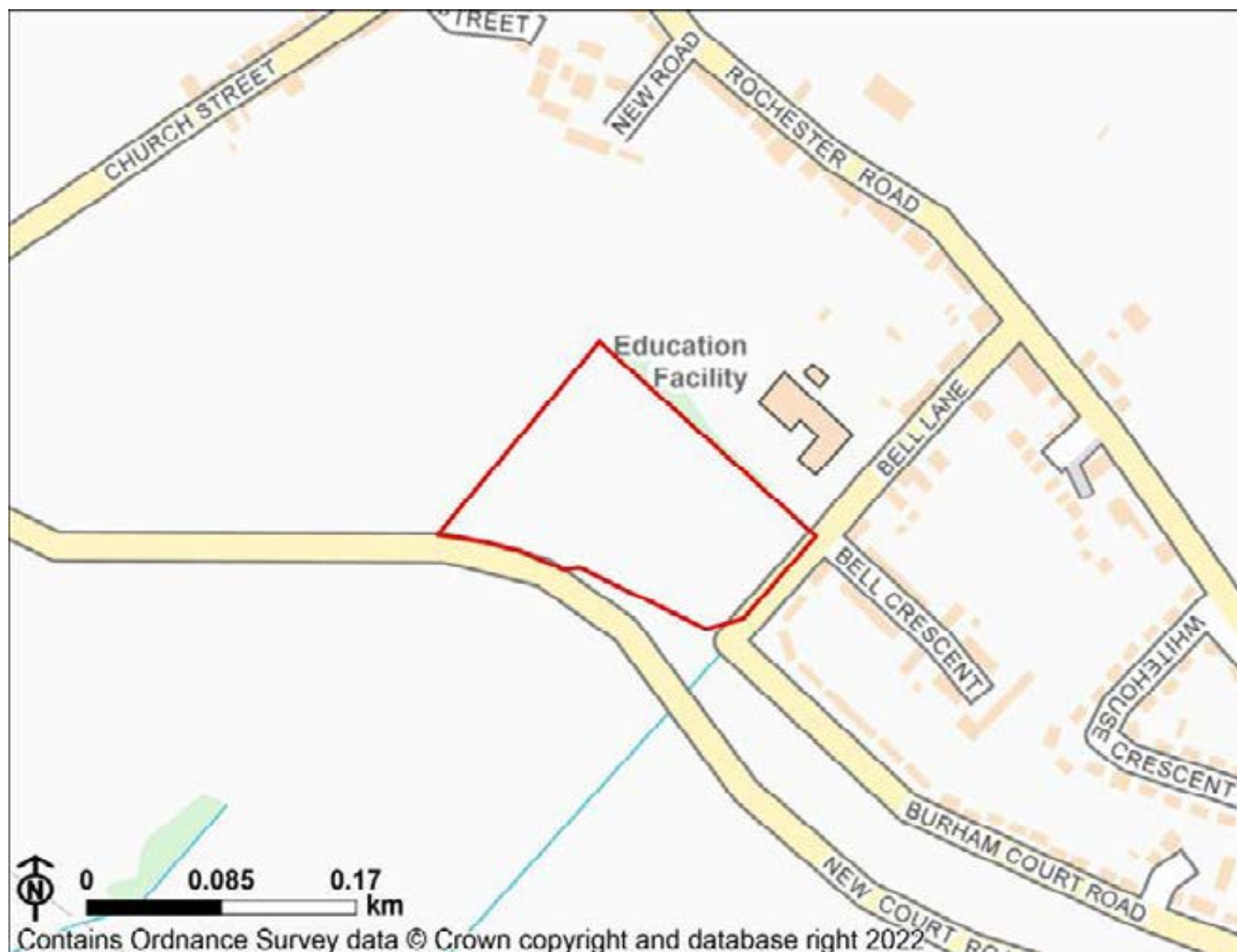
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59819

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

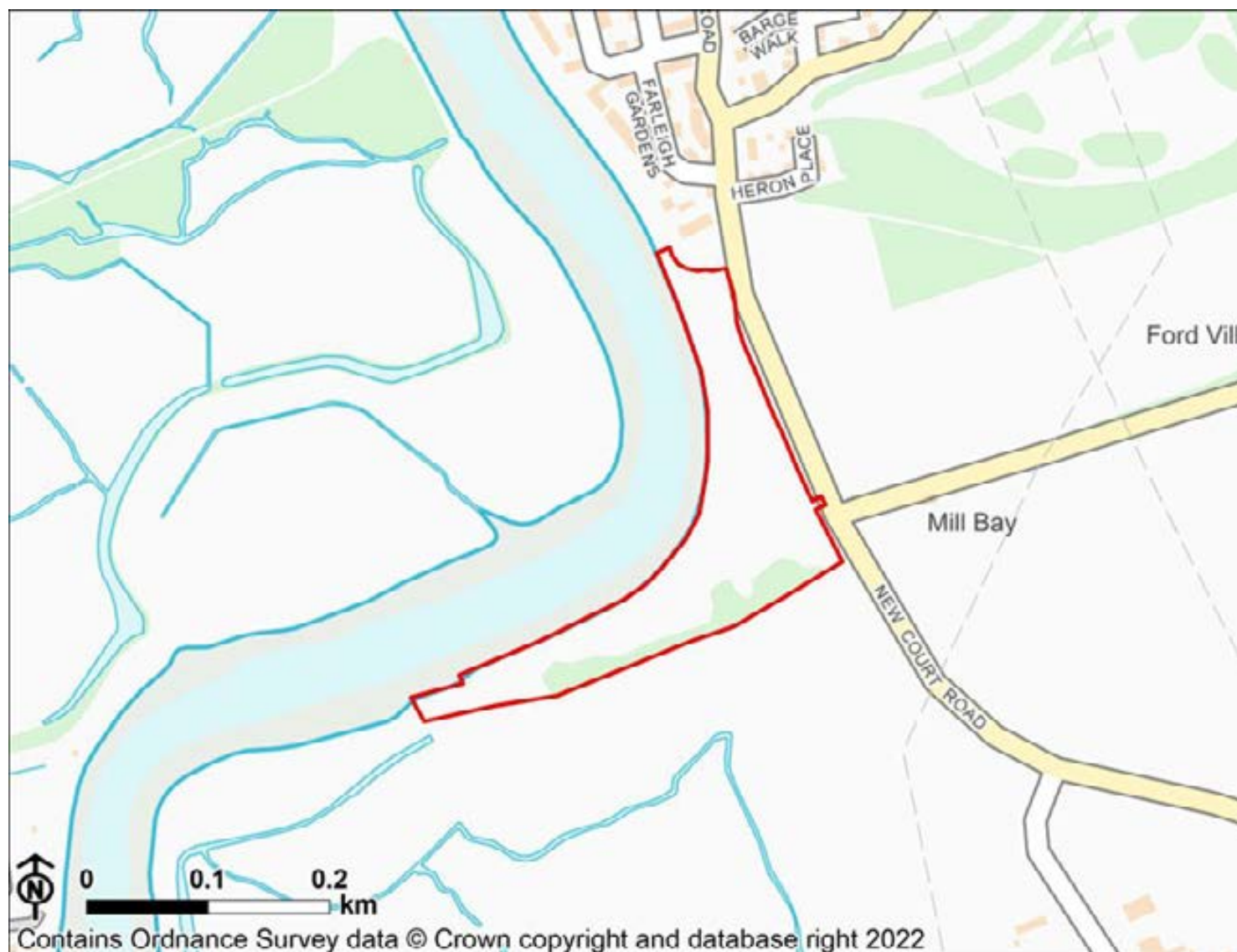
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59820

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

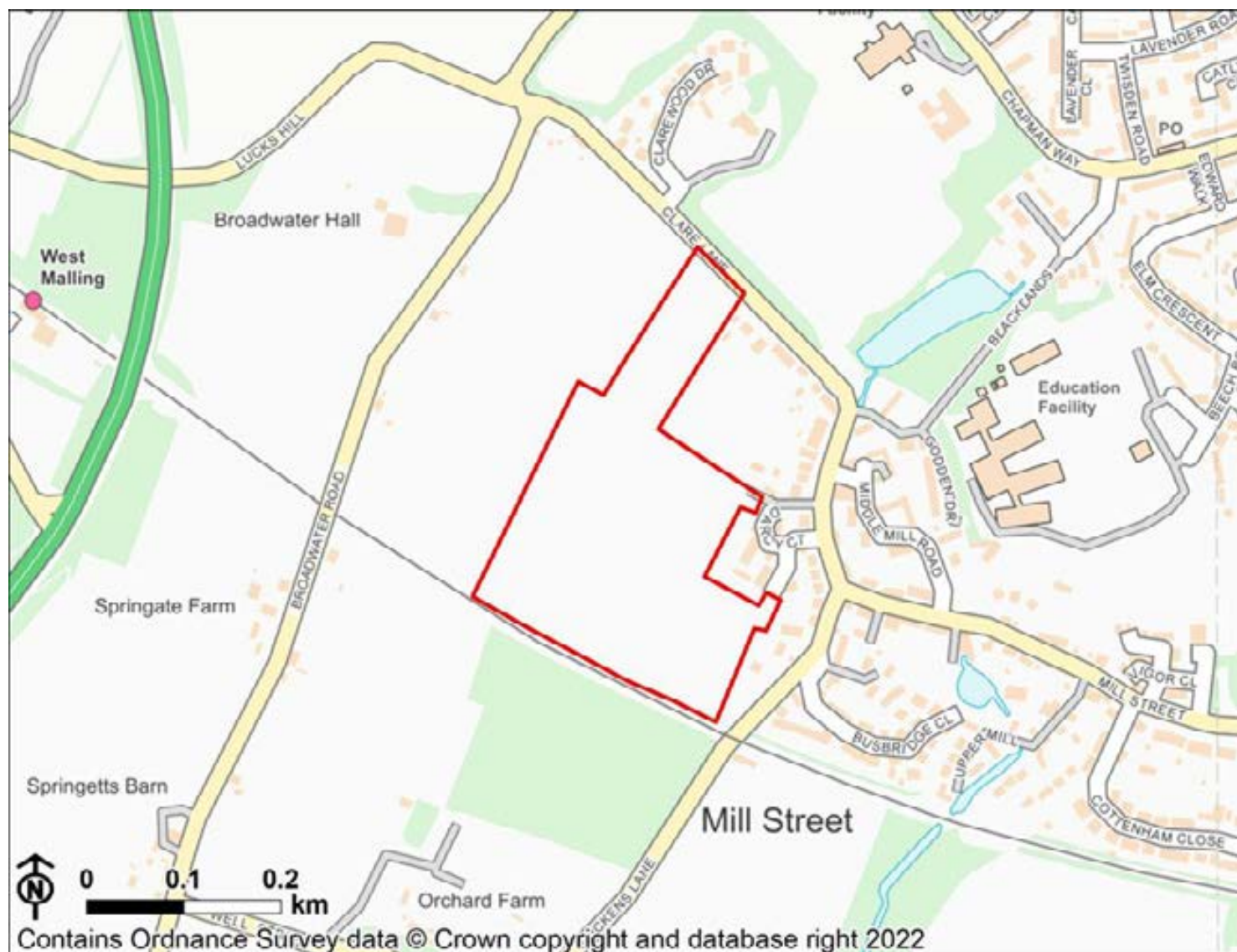
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59824

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain negligible (0?)

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

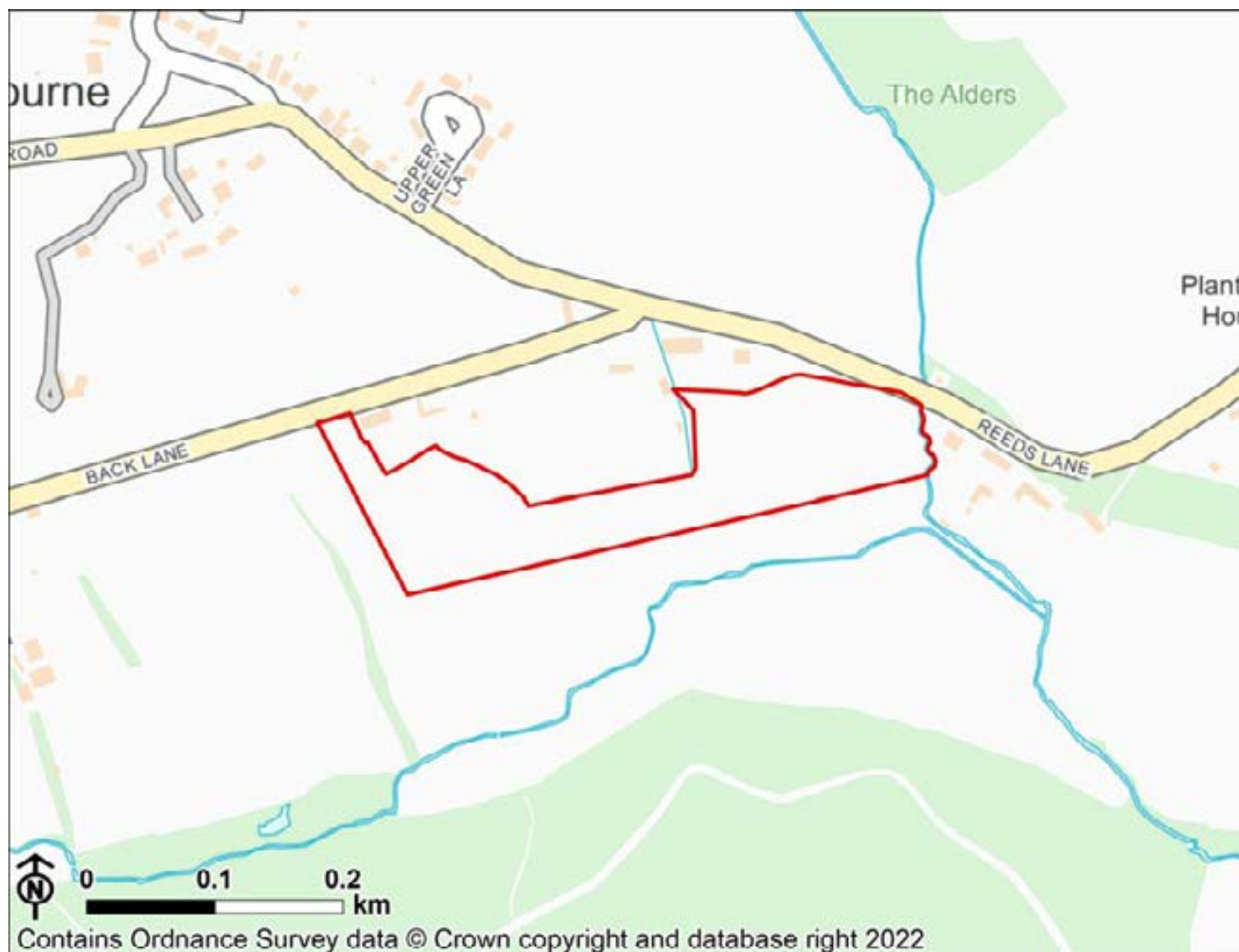
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59827

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59831

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59832

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

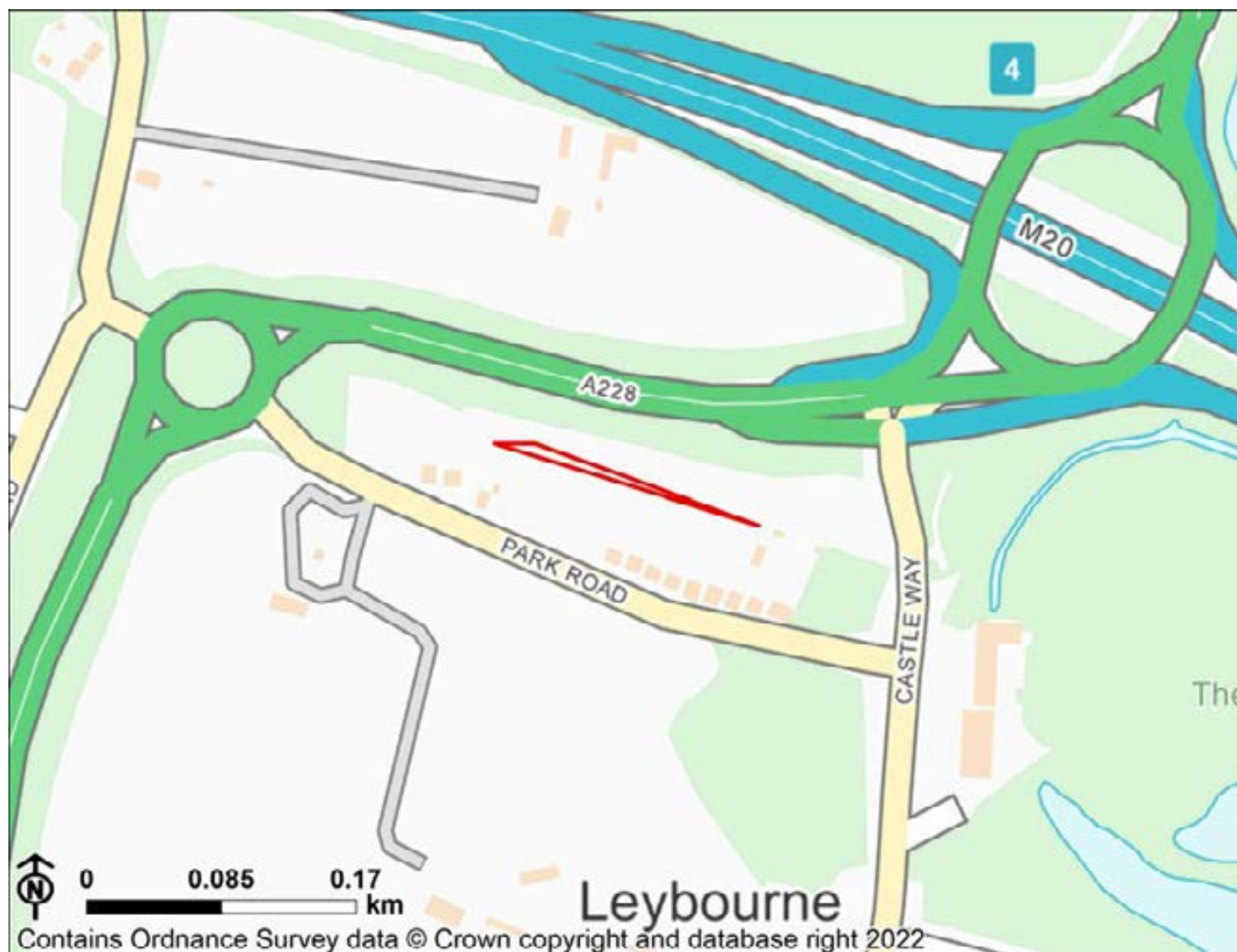
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59833

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59837

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59839

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

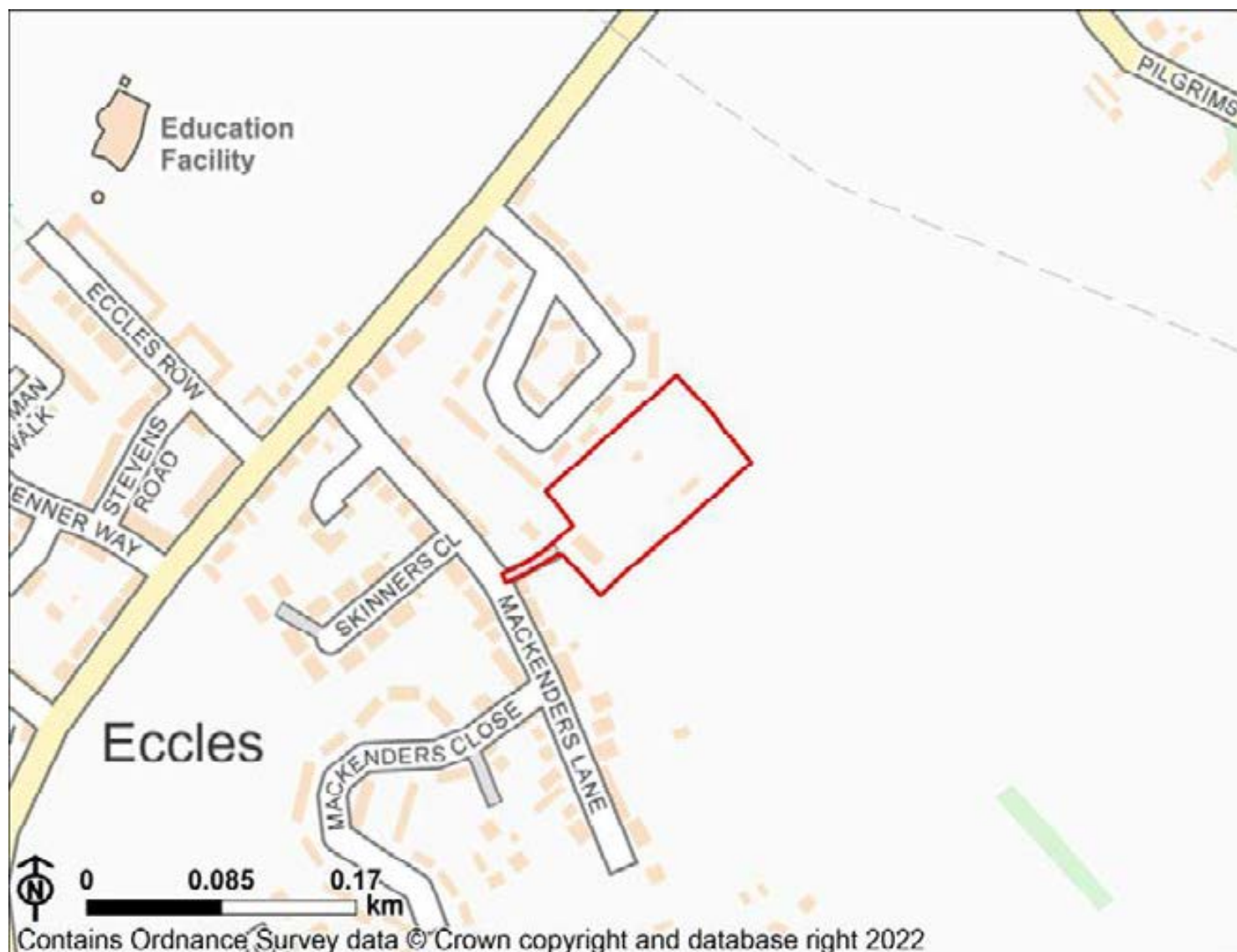
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59841

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

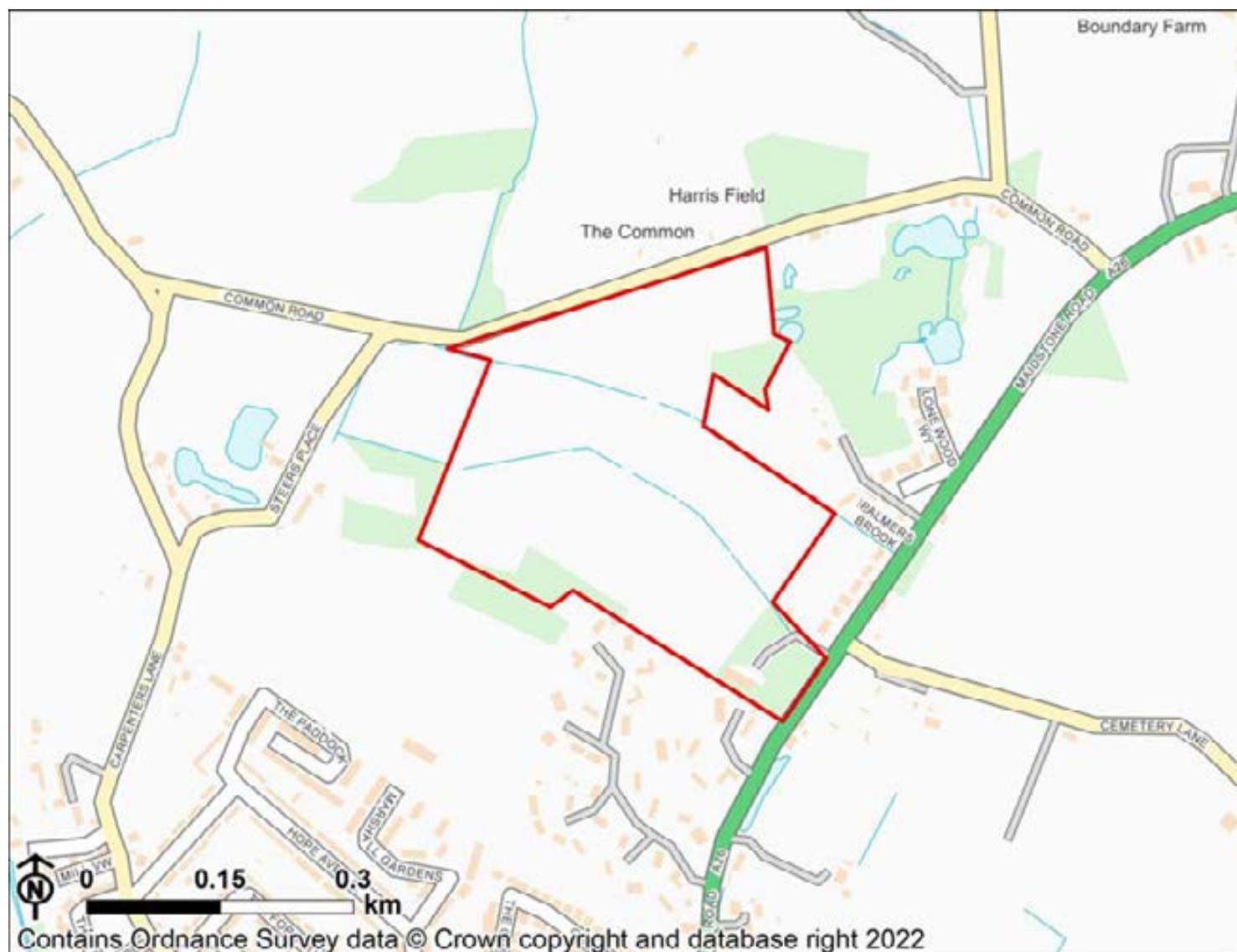
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59842

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59843

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59844

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

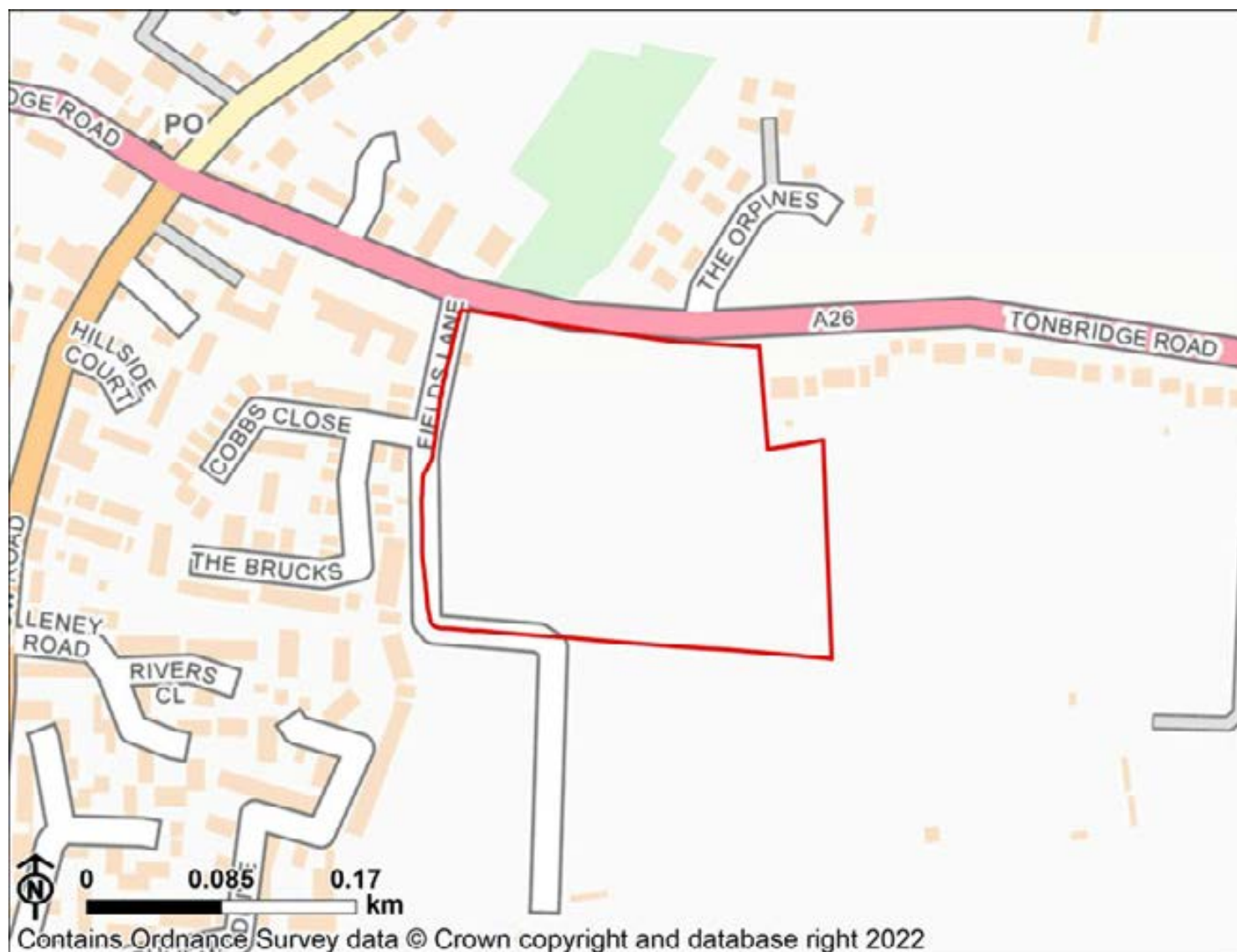
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59845

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

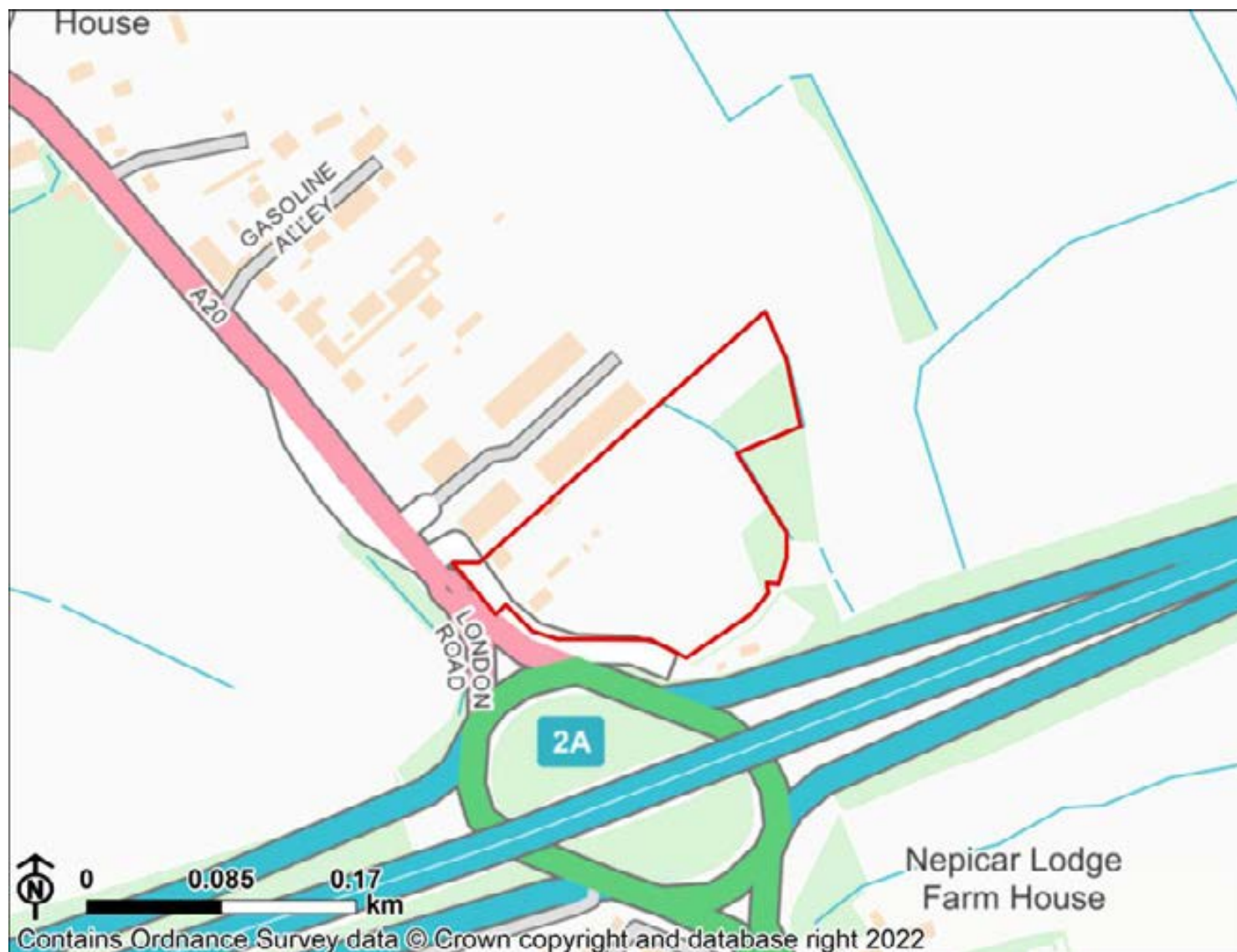
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59593

Employment



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of an existing area of open space/sports facility or walking/ cycle path.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

N/A

The location of employment sites is not considered likely to affect this objective.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Negligible (0)

The site includes employment development smaller than 5ha in size.

The site is not within 800m of a train station or within 400m of a bus stop or cycle path.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

TBC

Site 59599

Employment



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of an existing area of open space/sports facility or walking/ cycle path.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

N/A

The location of employment sites is not considered likely to affect this objective.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Minor positive (+)

The site includes employment development smaller than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

TBC

Site 59600

Employment



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of an existing area of open space/sports facility or walking/ cycle path.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

N/A

The location of employment sites is not considered likely to affect this objective.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Negligible (0)

The site includes employment development smaller than 5ha in size.

The site is not within 800m of a train station or within 400m of a bus stop or cycle path.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

TBC

Site 59855

Employment



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of an existing area of open space/sports facility or walking/ cycle path.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

N/A

The location of employment sites is not considered likely to affect this objective.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

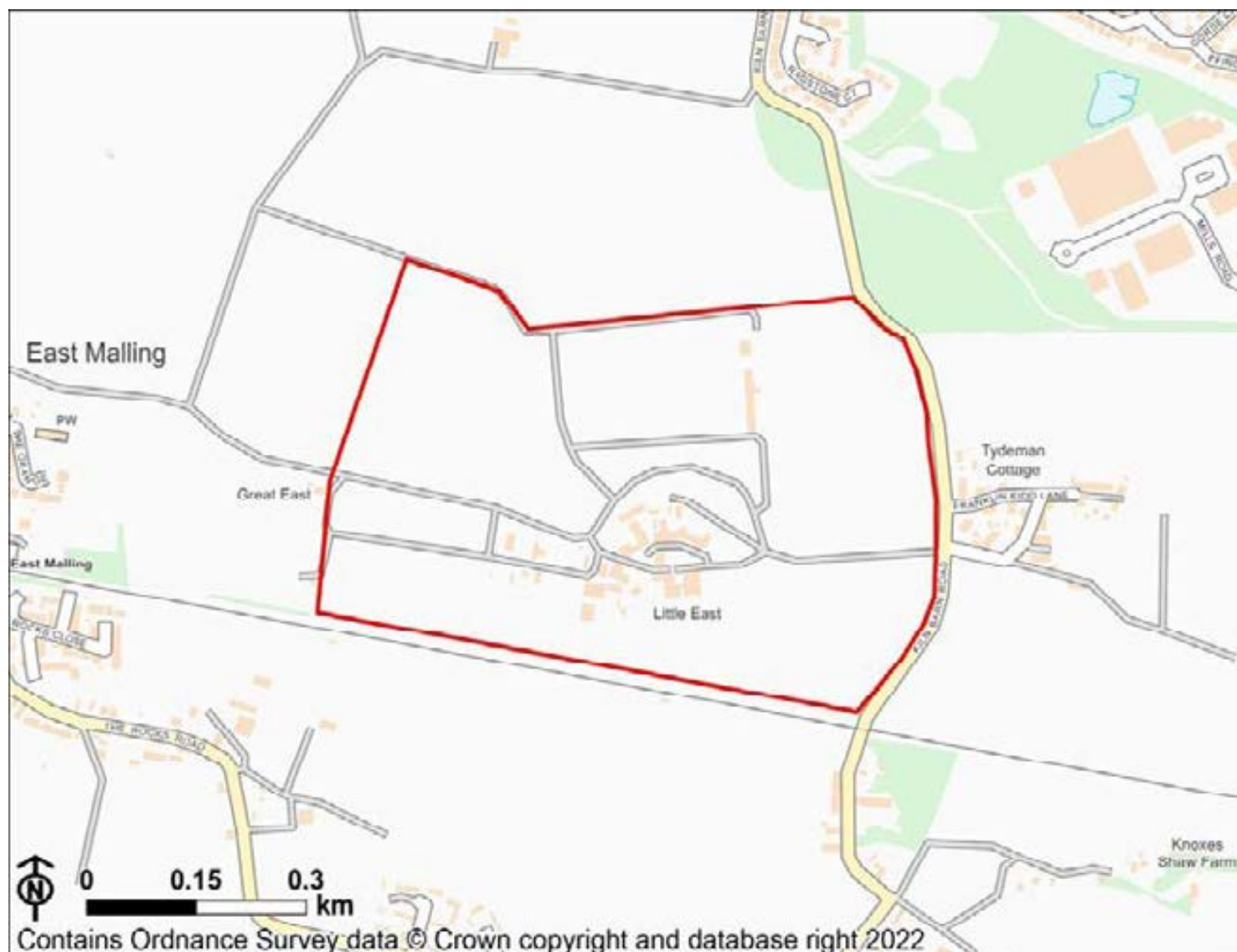
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

TBC

Site 59856

Employment



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of an existing area of open space/sports facility or walking/ cycle path.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

N/A

The location of employment sites is not considered likely to affect this objective.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Significant positive (++)

The site includes employment development more than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

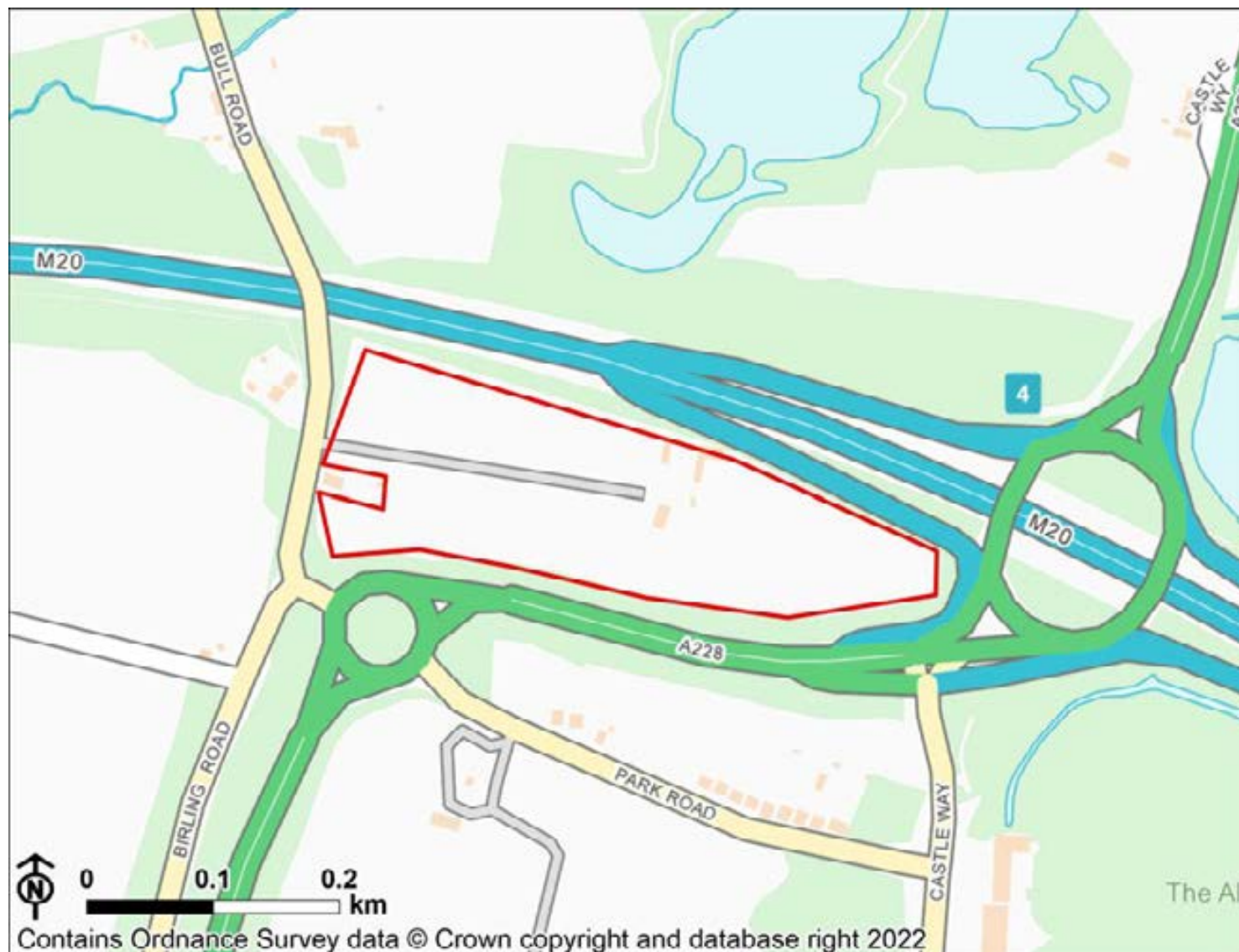
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

TBC

Site 59863

Employment



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of an existing area of open space/sports facility or walking/ cycle path.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

N/A

The location of employment sites is not considered likely to affect this objective.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

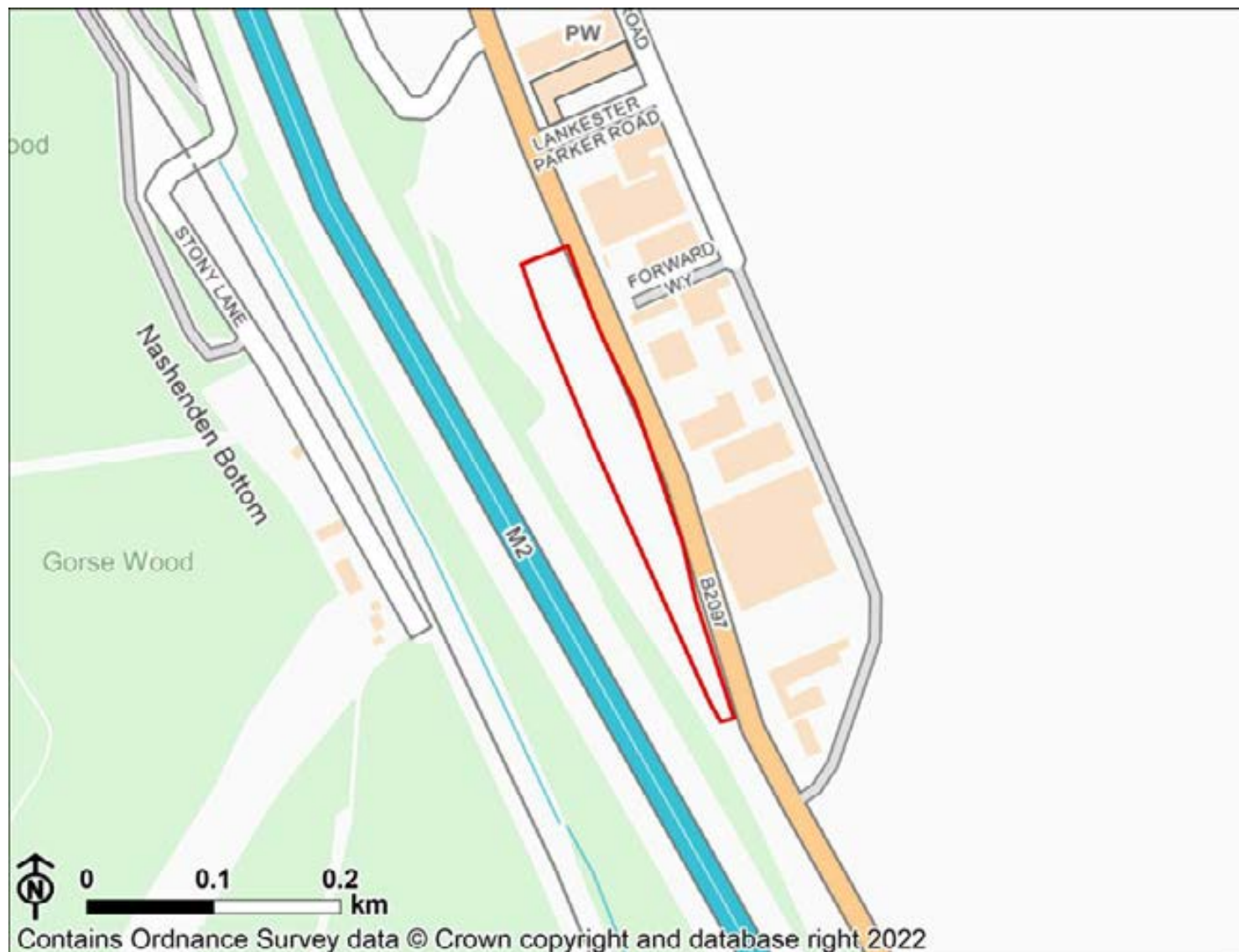
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

TBC

Site 59891

Employment



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of an existing area of open space/sports facility or walking/ cycle path.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

N/A

The location of employment sites is not considered likely to affect this objective.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Minor positive (+)

The site includes employment development smaller than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

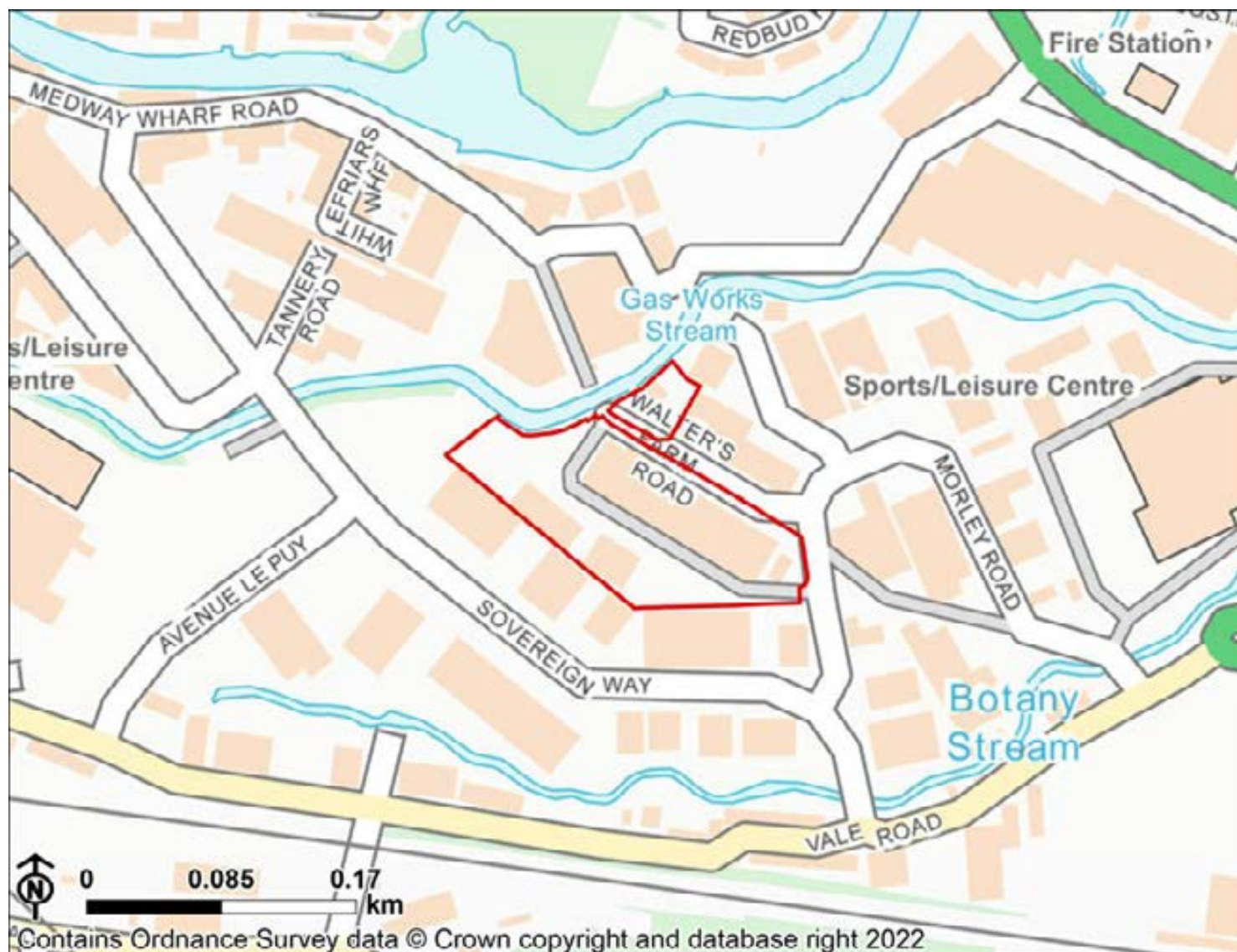
The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

TBC

Site 59892

Employment



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of an existing area of open space/sports facility or walking/ cycle path.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

N/A

The location of employment sites is not considered likely to affect this objective.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Significant positive (++)

The site includes employment development smaller than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

TBC

Site 59611

Employment



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of an existing area of open space/sports facility or walking/ cycle path.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

N/A

The location of employment sites is not considered likely to affect this objective.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Negligible (0)

The site includes employment development smaller than 5ha in size.

The site is not within 800m of a train station or within 400m of a bus stop or cycle path.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain significant negative (--?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle

route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

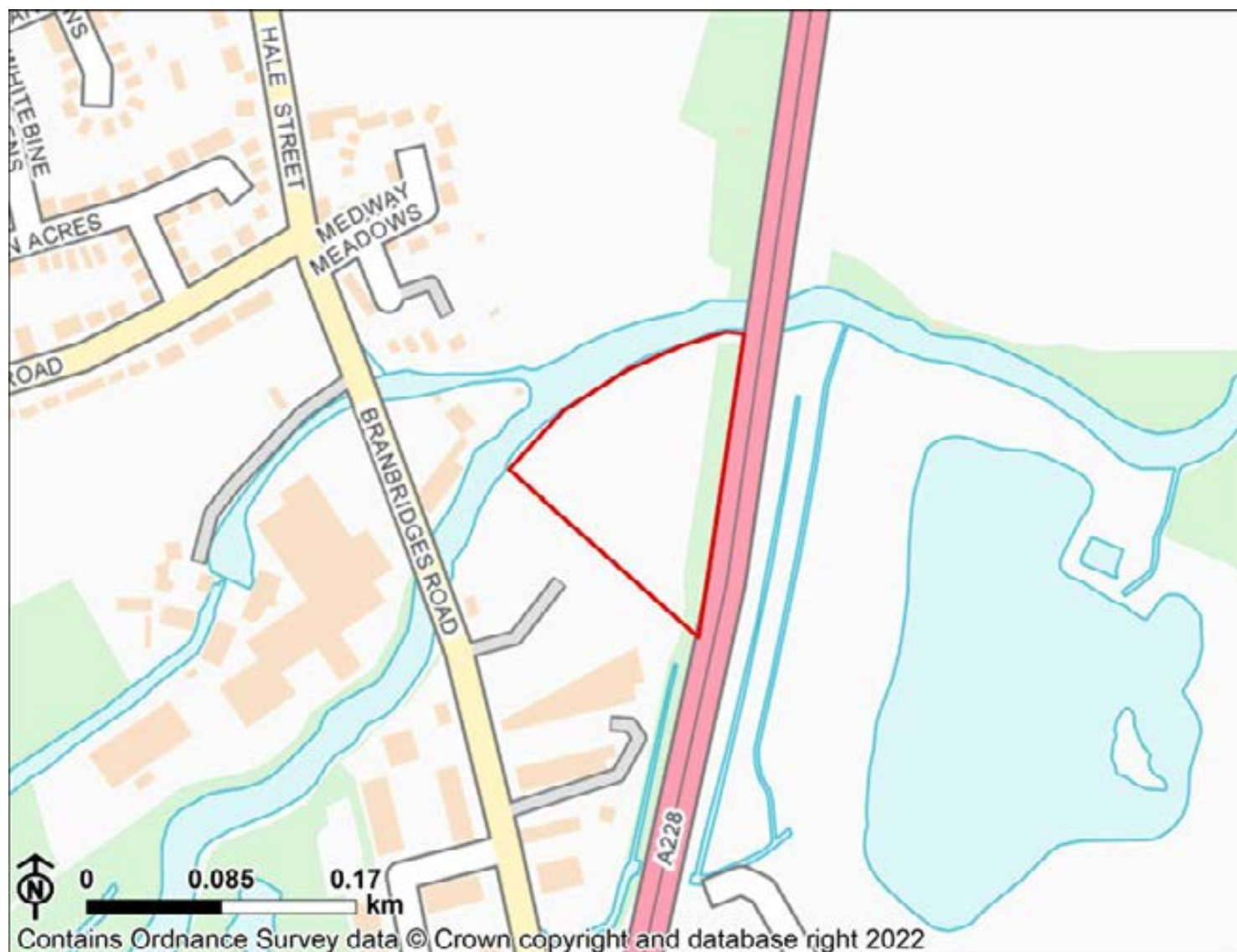
The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

TBC

Site 59616

Employment



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of an existing area of open space/sports facility or walking/ cycle path.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

N/A

The location of employment sites is not considered likely to affect this objective.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Significant positive (++)

The site includes employment development smaller than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

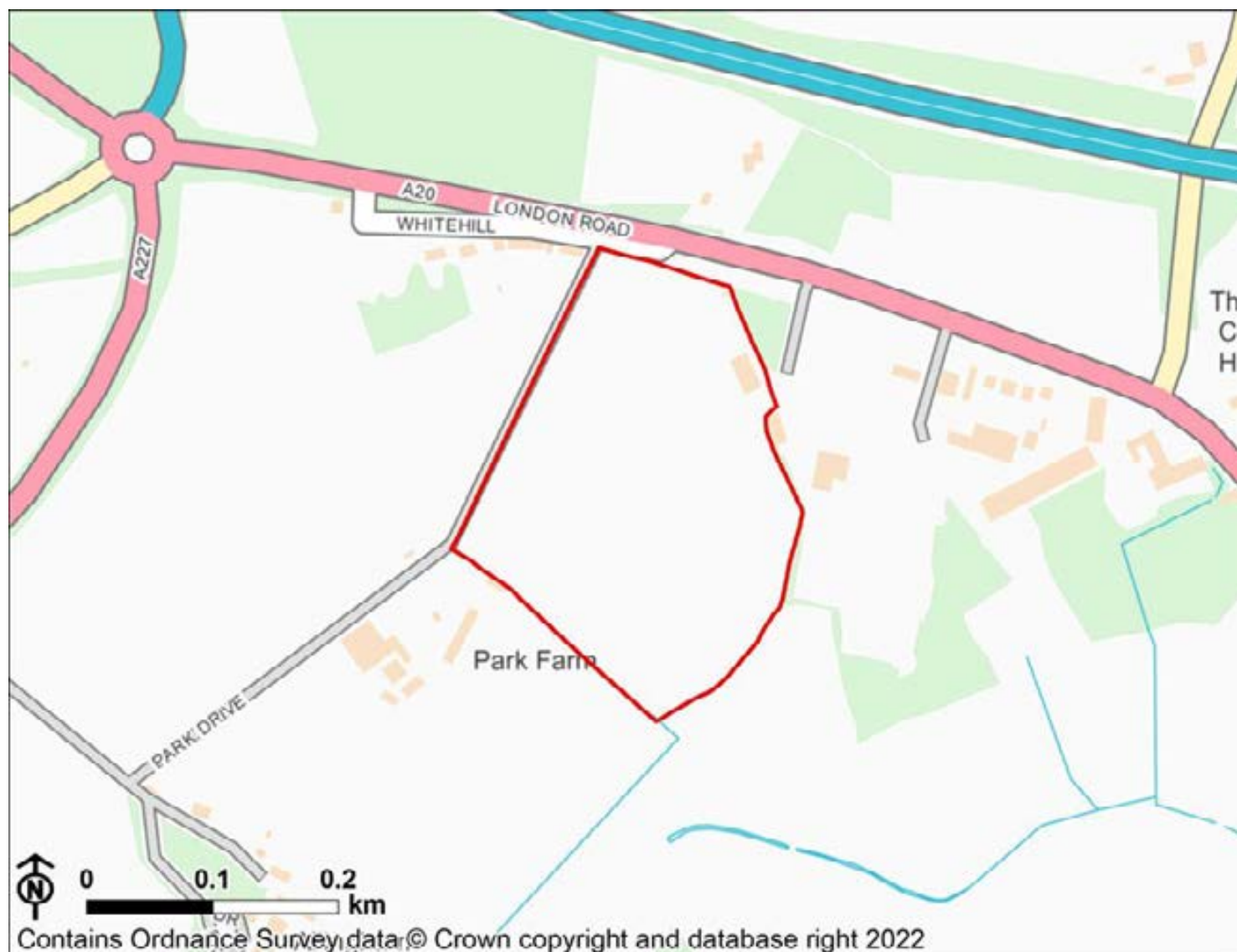
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

TBC

Site 59680

Employment



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of an existing area of open space/sports facility or walking/ cycle path.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

N/A

The location of employment sites is not considered likely to affect this objective.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Negligible (0)

The site includes employment development more than 5ha in size.

The site is not within 800m of a train station or within 400m of a bus stop or cycle path.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

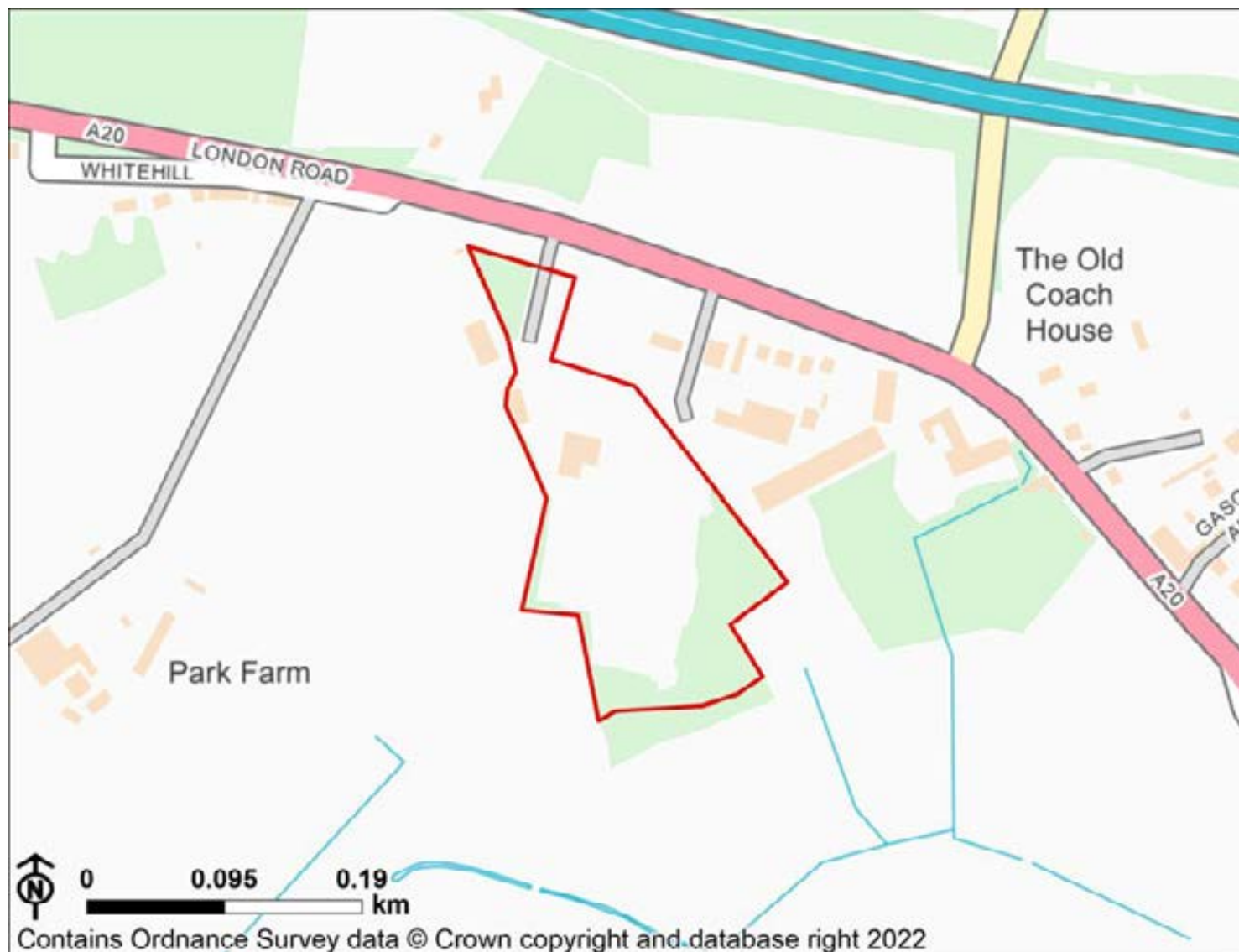
The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

TBC

Site 59681

Employment



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of an existing area of open space/sports facility or walking/ cycle path.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

N/A

The location of employment sites is not considered likely to affect this objective.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Negligible (0)

The site includes employment development smaller than 5ha in size.

The site is not within 800m of a train station or within 400m of a bus stop or cycle path.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

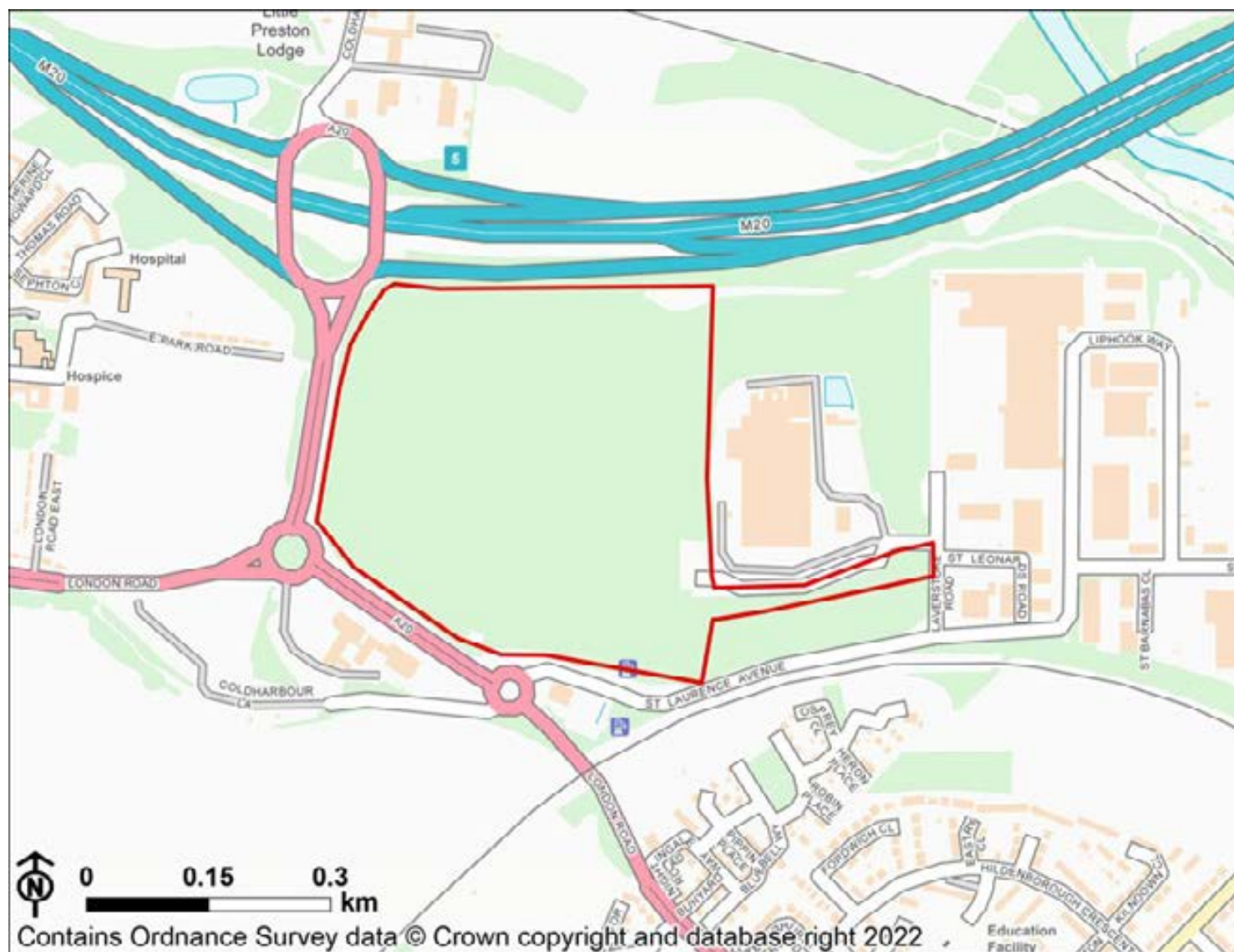
The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

TBC

Site 59694

Employment



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of an existing area of open space/sports facility or walking/ cycle path.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

N/A

The location of employment sites is not considered likely to affect this objective.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

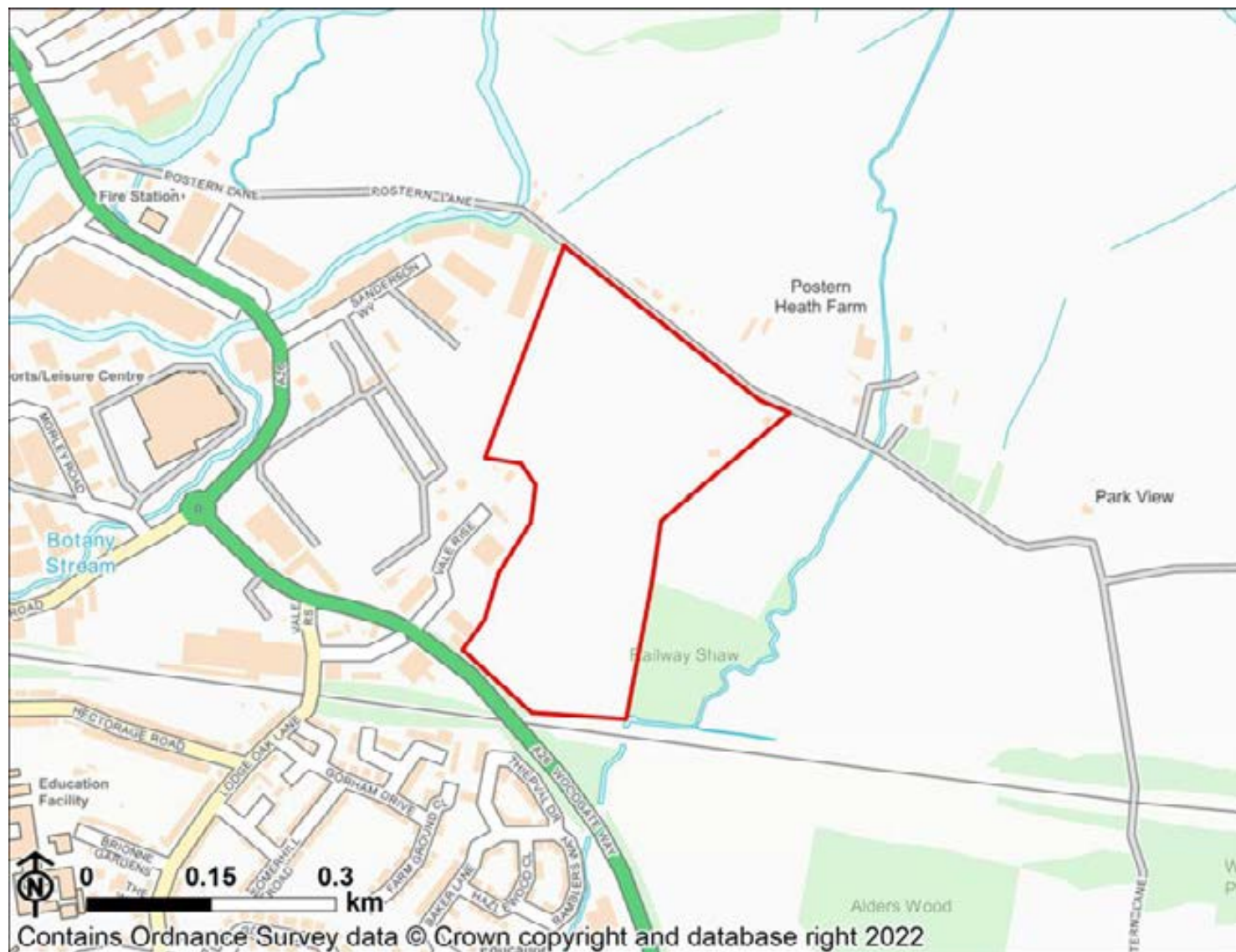
Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

TBC

Employment



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of an existing area of open space/sports facility or walking/ cycle path.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

N/A

The location of employment sites is not considered likely to affect this objective.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

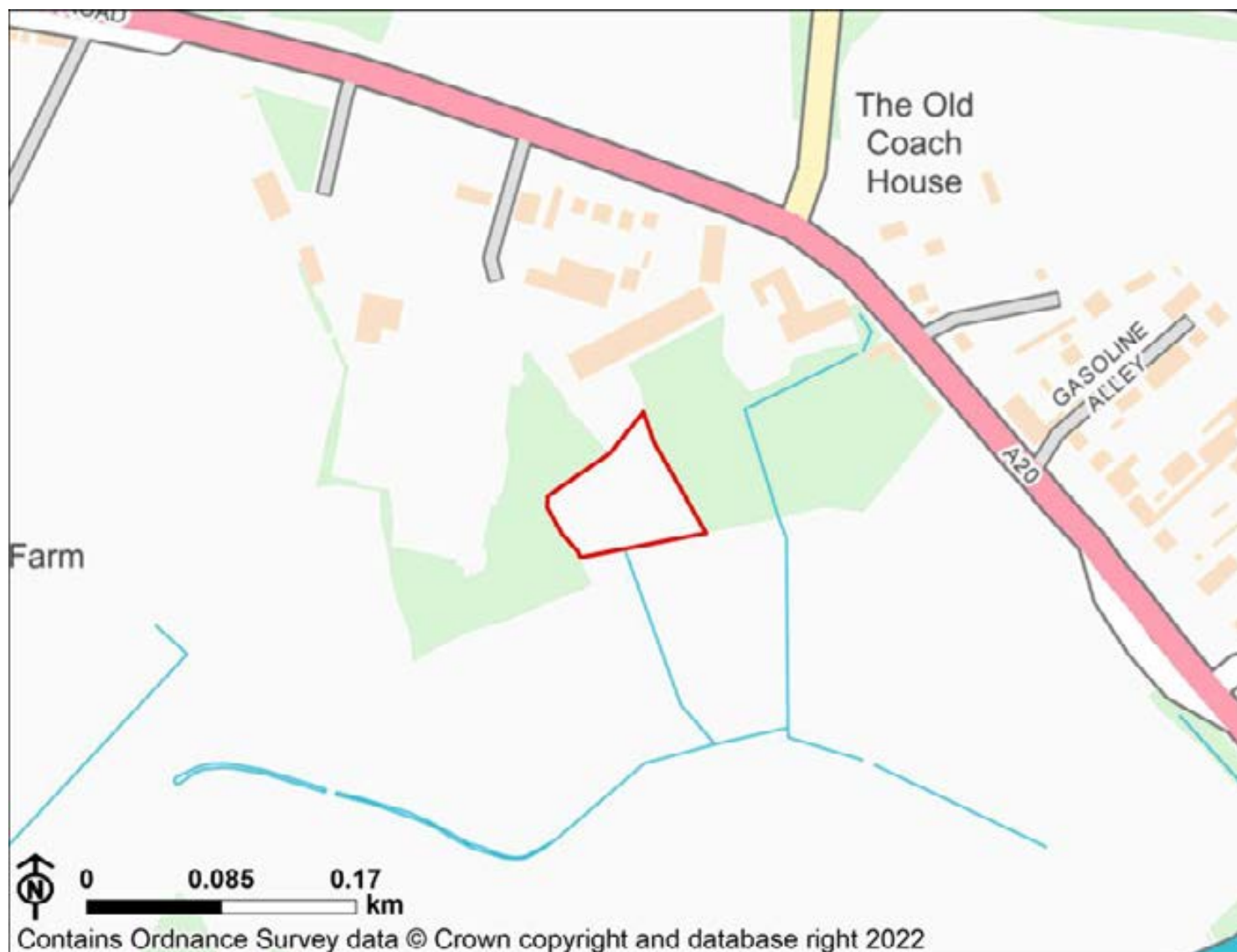
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

TBC

Site 59705

Employment



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of an existing area of open space/sports facility or walking/ cycle path.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

N/A

The location of employment sites is not considered likely to affect this objective.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Negligible (0)

The site includes employment development smaller than 5ha in size.

The site is not within 800m of a train station or within 400m of a bus stop or cycle path.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle

route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

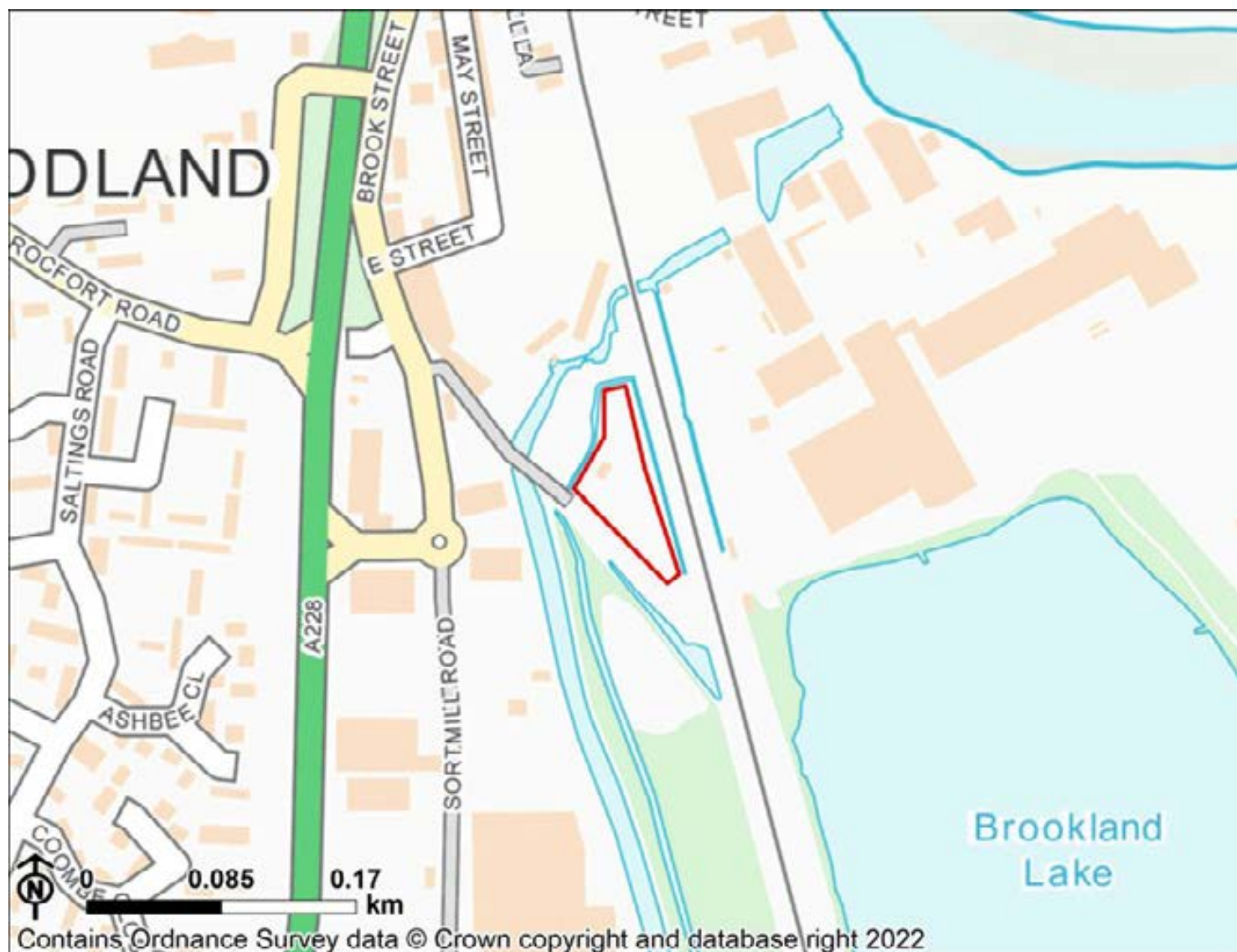
The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

TBC

Site 59727

Employment



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of an existing area of open space/sports facility or walking/ cycle path.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

N/A

The location of employment sites is not considered likely to affect this objective.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Significant positive (++)

The site includes employment development smaller than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

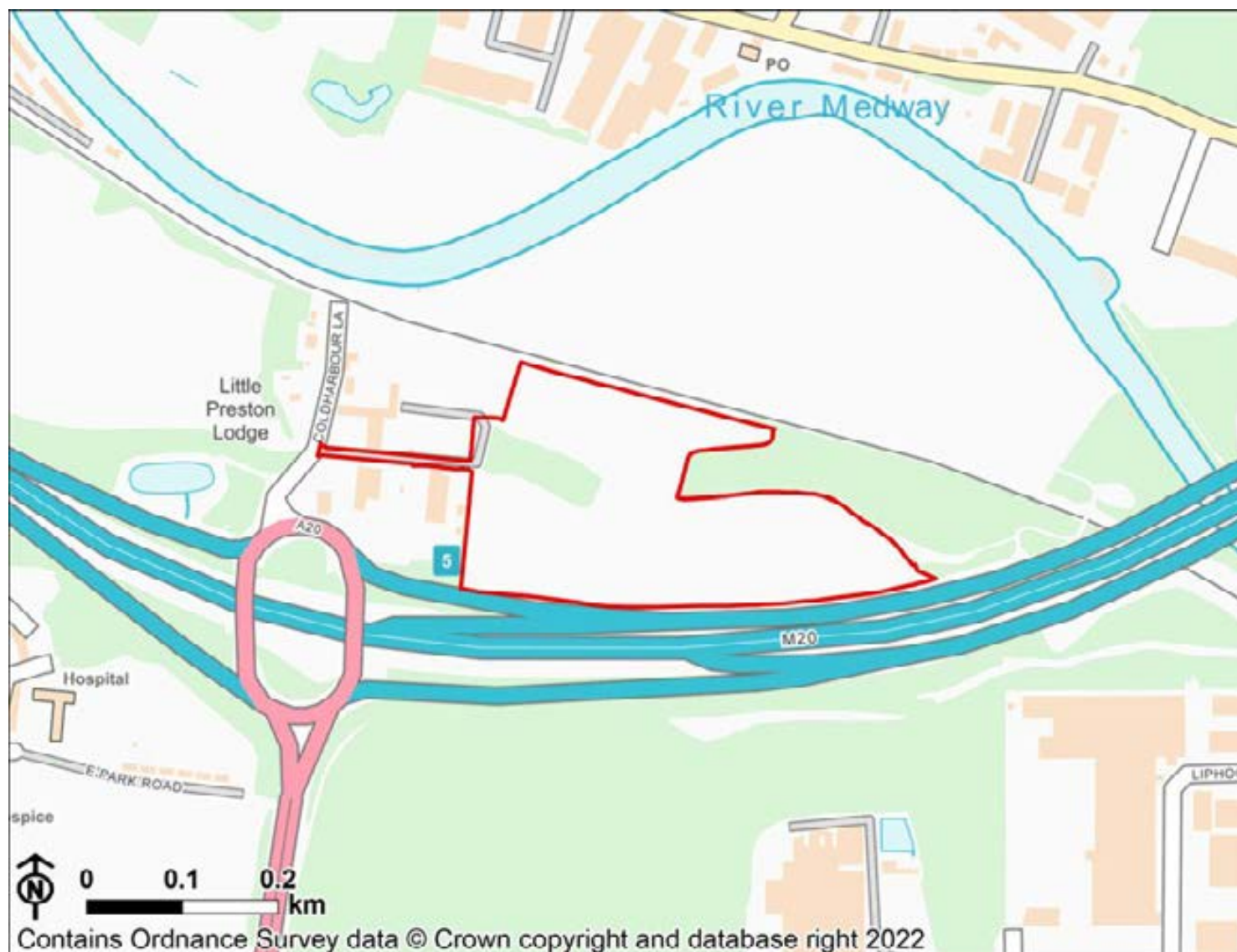
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

TBC

Site 59772

Employment



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of an existing area of open space/sports facility or walking/ cycle path.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

N/A

The location of employment sites is not considered likely to affect this objective.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

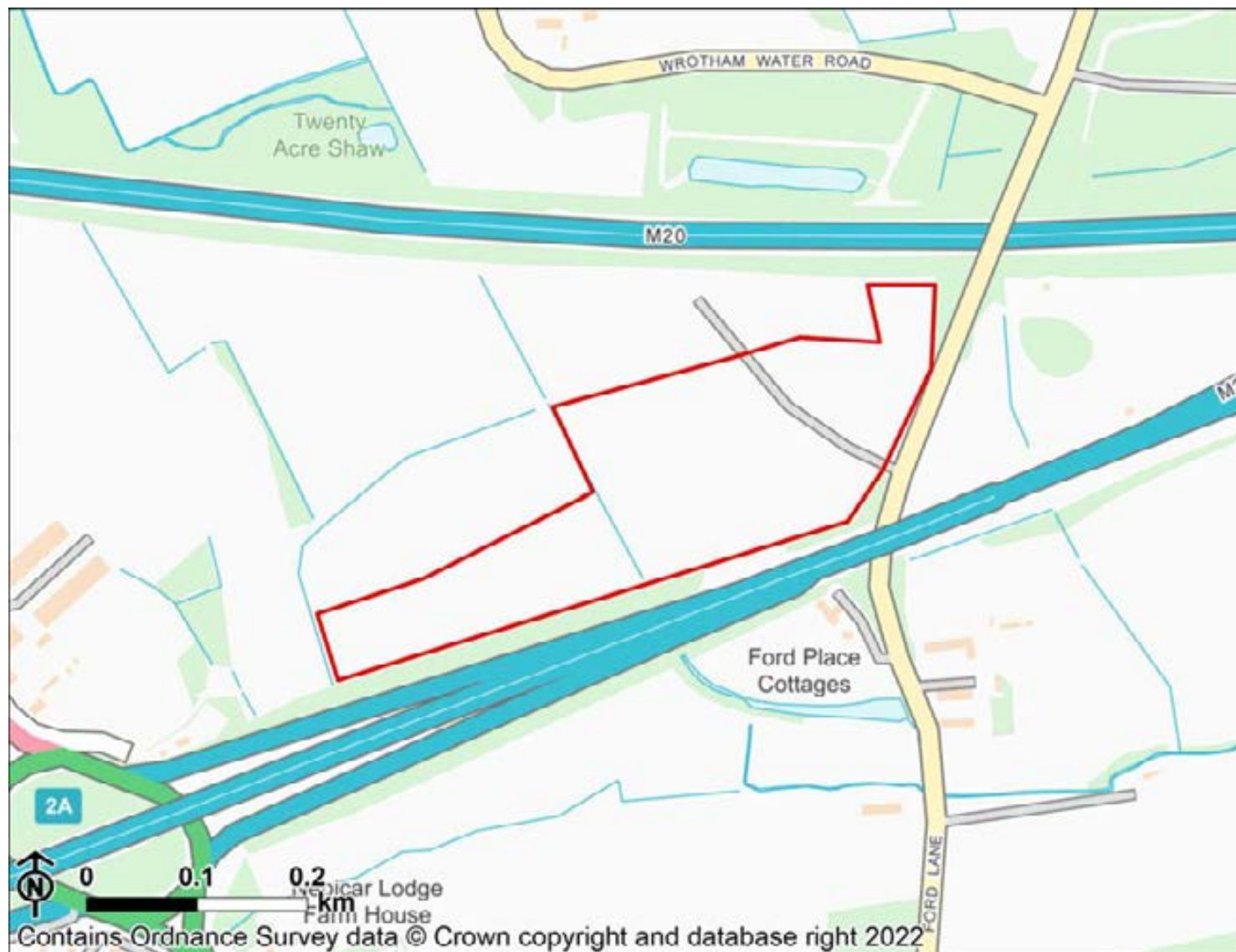
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

TBC

Site 59788

Employment



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of an existing area of open space/sports facility or walking/ cycle path.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

N/A

The location of employment sites is not considered likely to affect this objective.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Negligible (0)

The site includes employment development more than 5ha in size.

The site is not within 800m of a train station or within 400m of a bus stop or cycle path.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

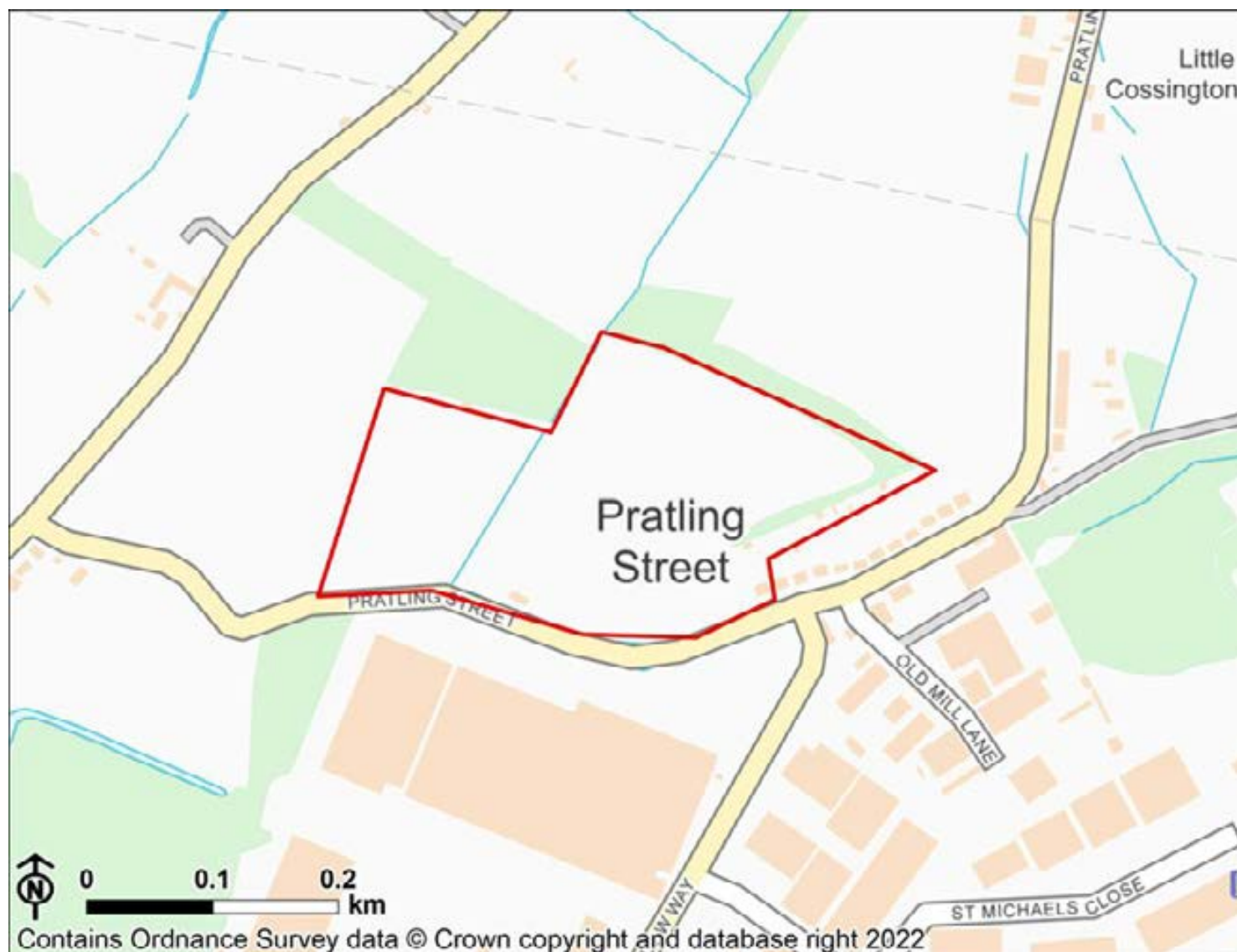
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

TBC

Site 59828

Employment



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of an existing area of open space/sports facility or walking/ cycle path.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

N/A

The location of employment sites is not considered likely to affect this objective.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Negligible (0)

The site includes employment development more than 5ha in size.

The site is not within 800m of a train station or within 400m of a bus stop or cycle path.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

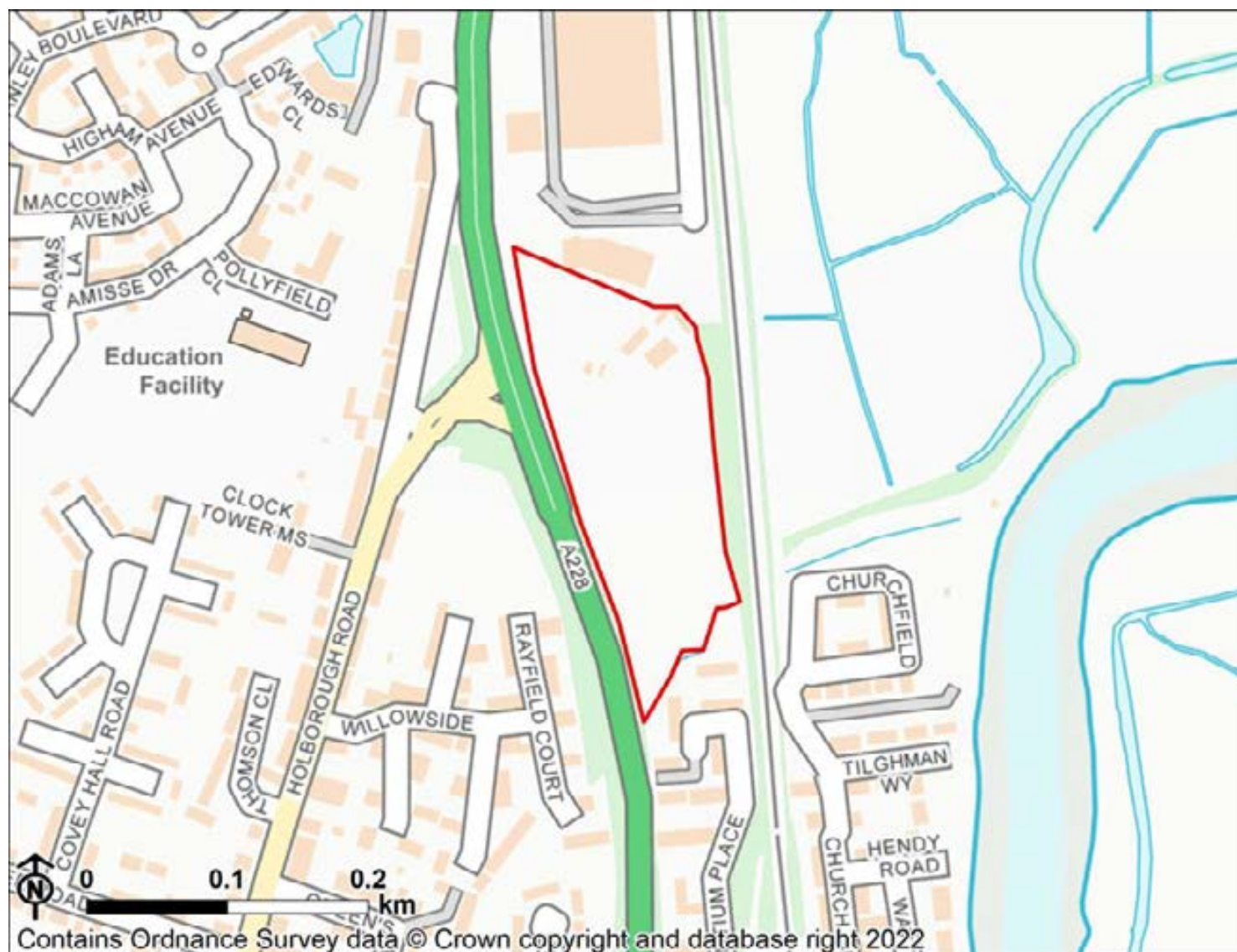
The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

TBC

Site 59836

Employment



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of an existing area of open space/sports facility or walking/ cycle path.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

N/A

The location of employment sites is not considered likely to affect this objective.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Significant positive (++)

The site includes employment development smaller than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

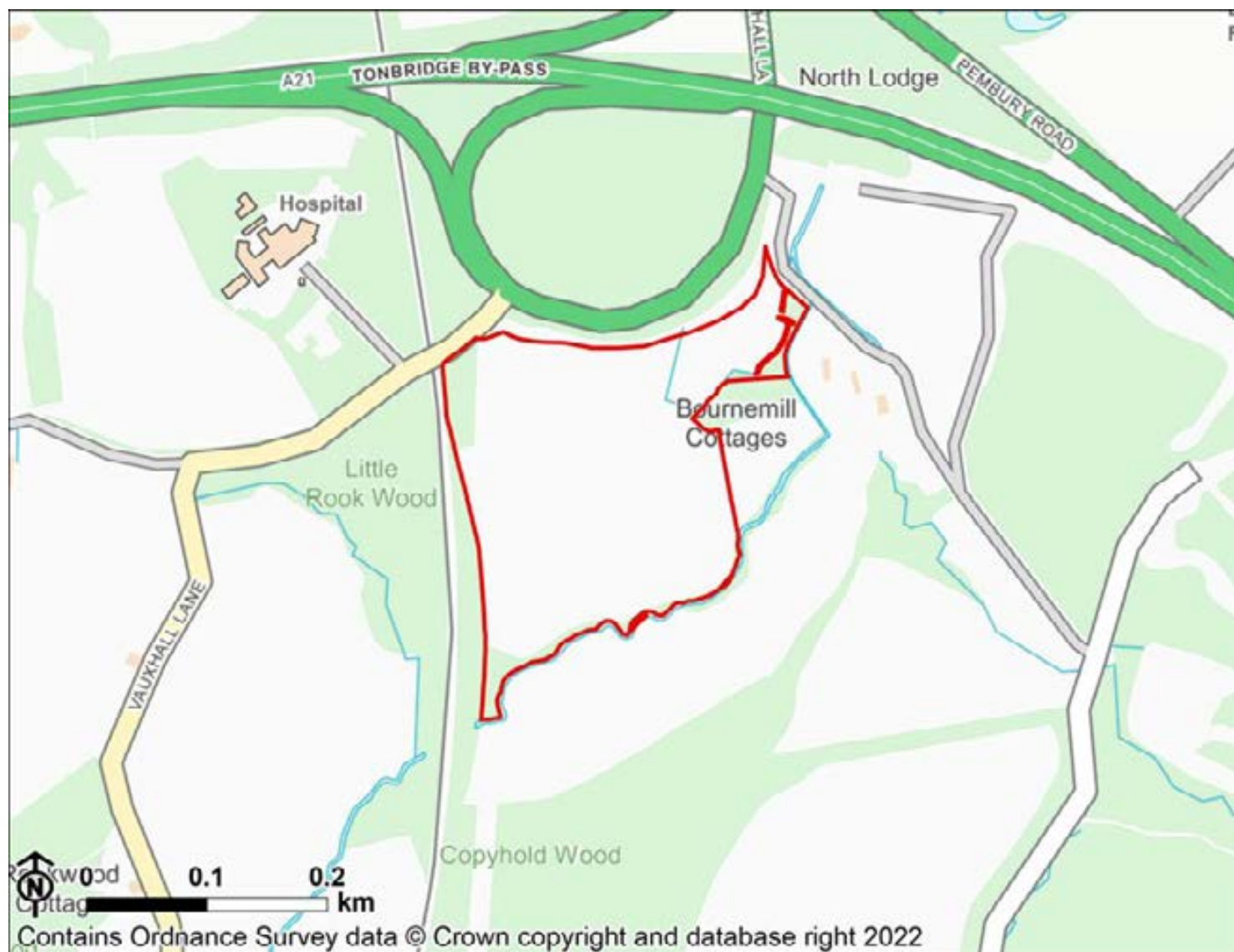
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

TBC

Site 59848

Employment



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of an existing area of open space/sports facility or walking/ cycle path.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

N/A

The location of employment sites is not considered likely to affect this objective.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a

(high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

TBC

Site 59603

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Minor positive (+)

The site includes employment development smaller than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

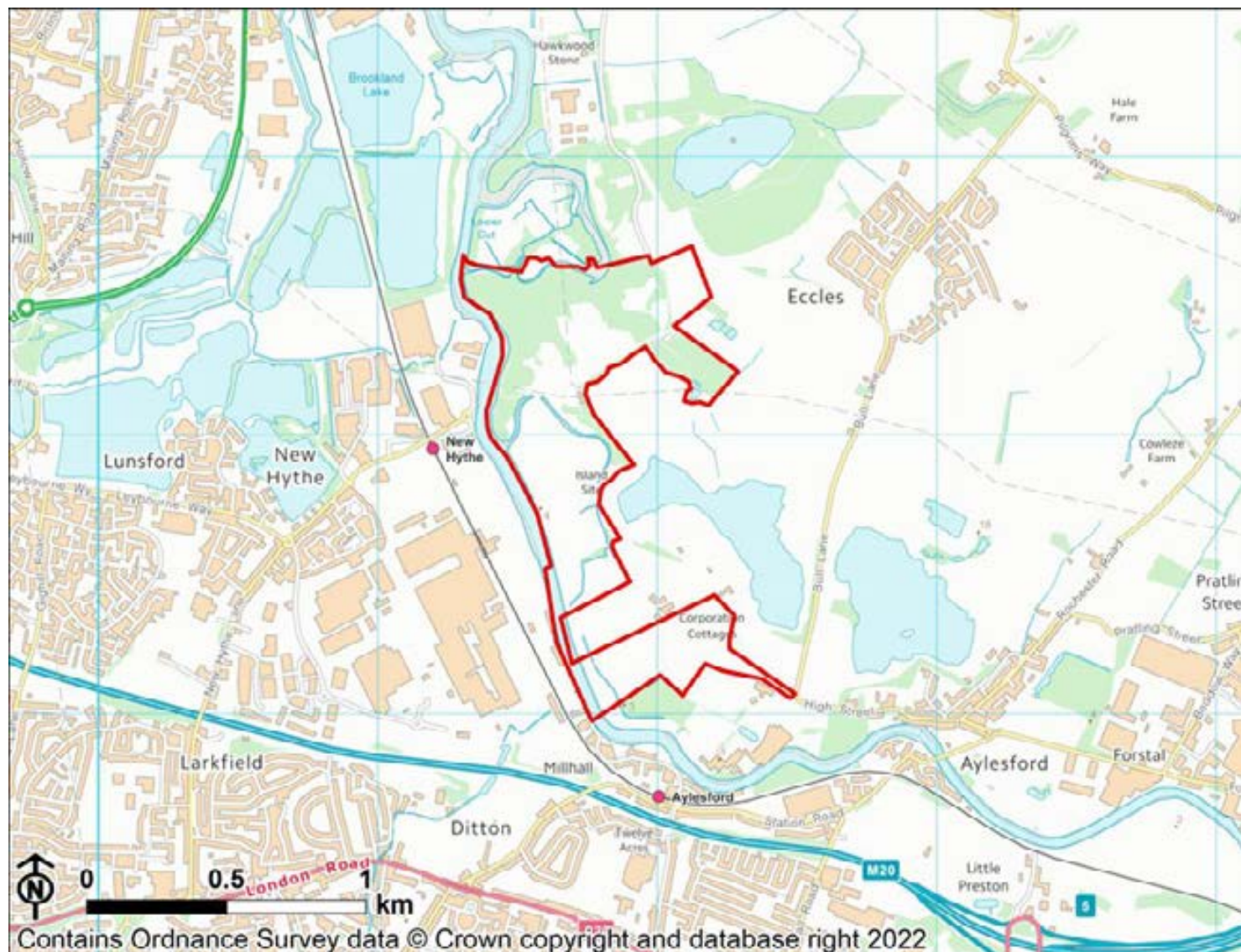
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive +?

Site 59851

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Significant positive (++)

The site includes employment development more than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive +?

Site 59853

Mixed Use



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain negligible (0?)

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive +?

Site 59857

Mixed Use



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain negligible (0?)

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive +?

Site 59858

Mixed Use



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

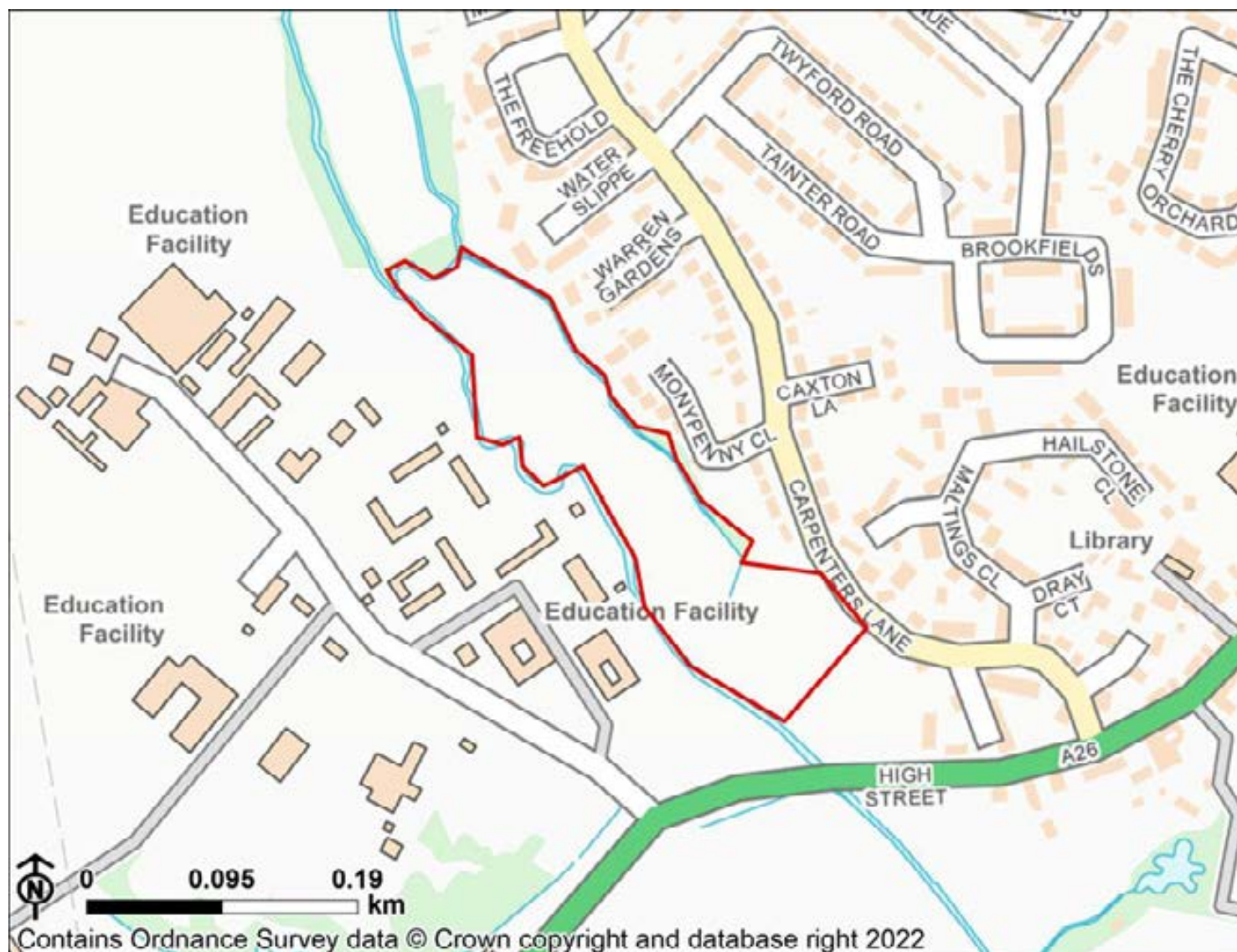
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59859

Mixed Use



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could

stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Minor positive (+)

The site includes employment development smaller than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

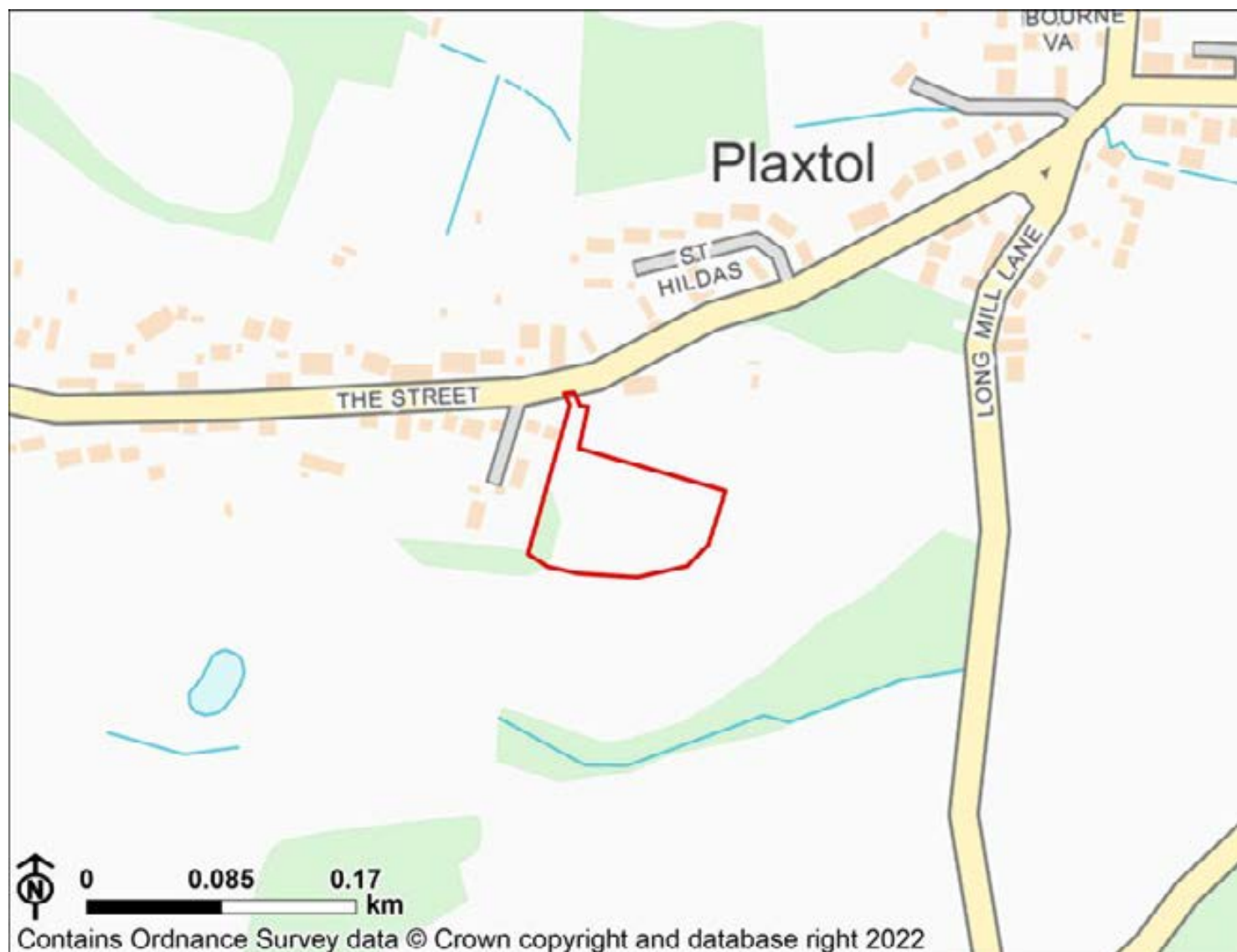
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59862

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Minor positive (+)

The site includes employment development smaller than 5ha in size.
The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

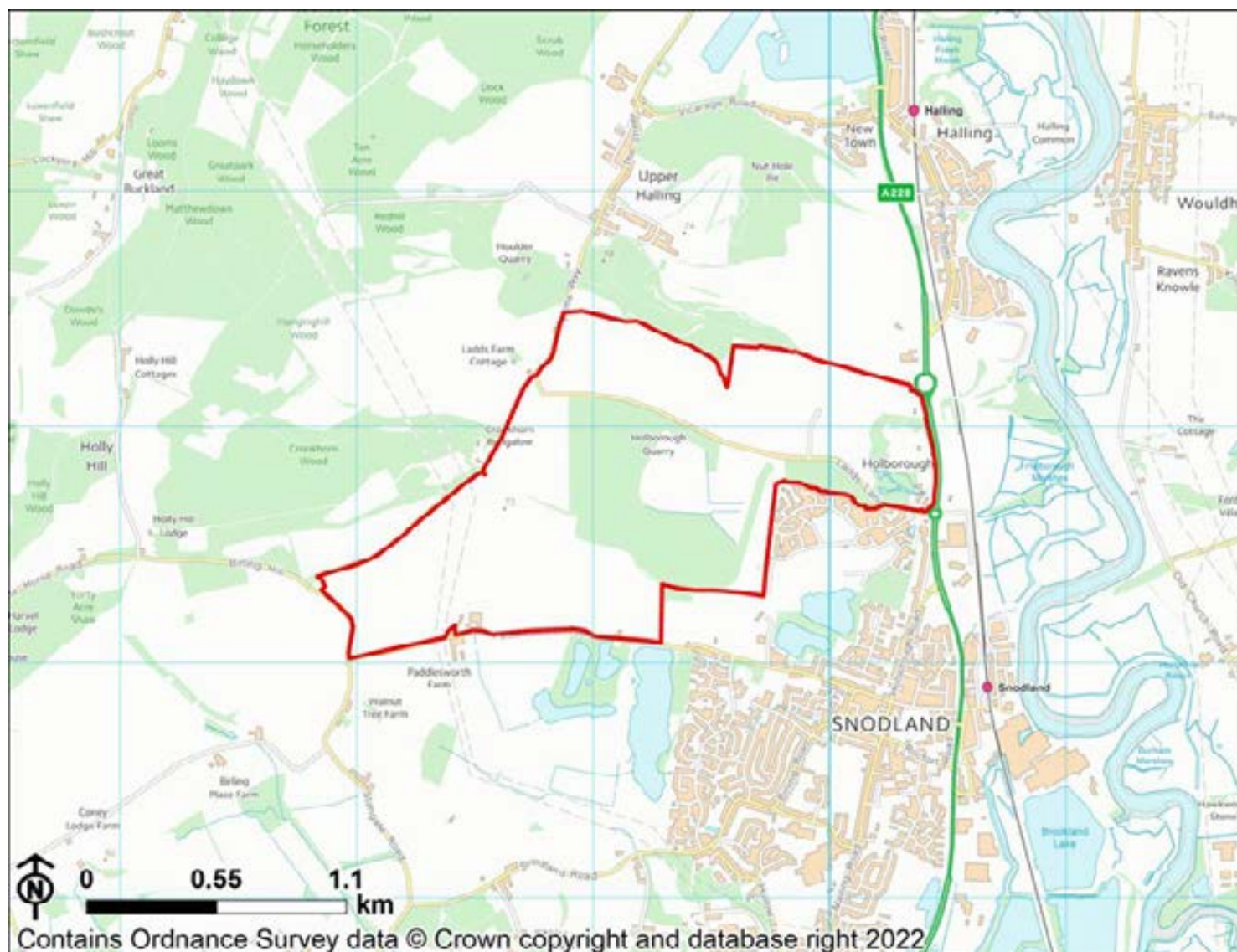
The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59864

Mixed Use



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

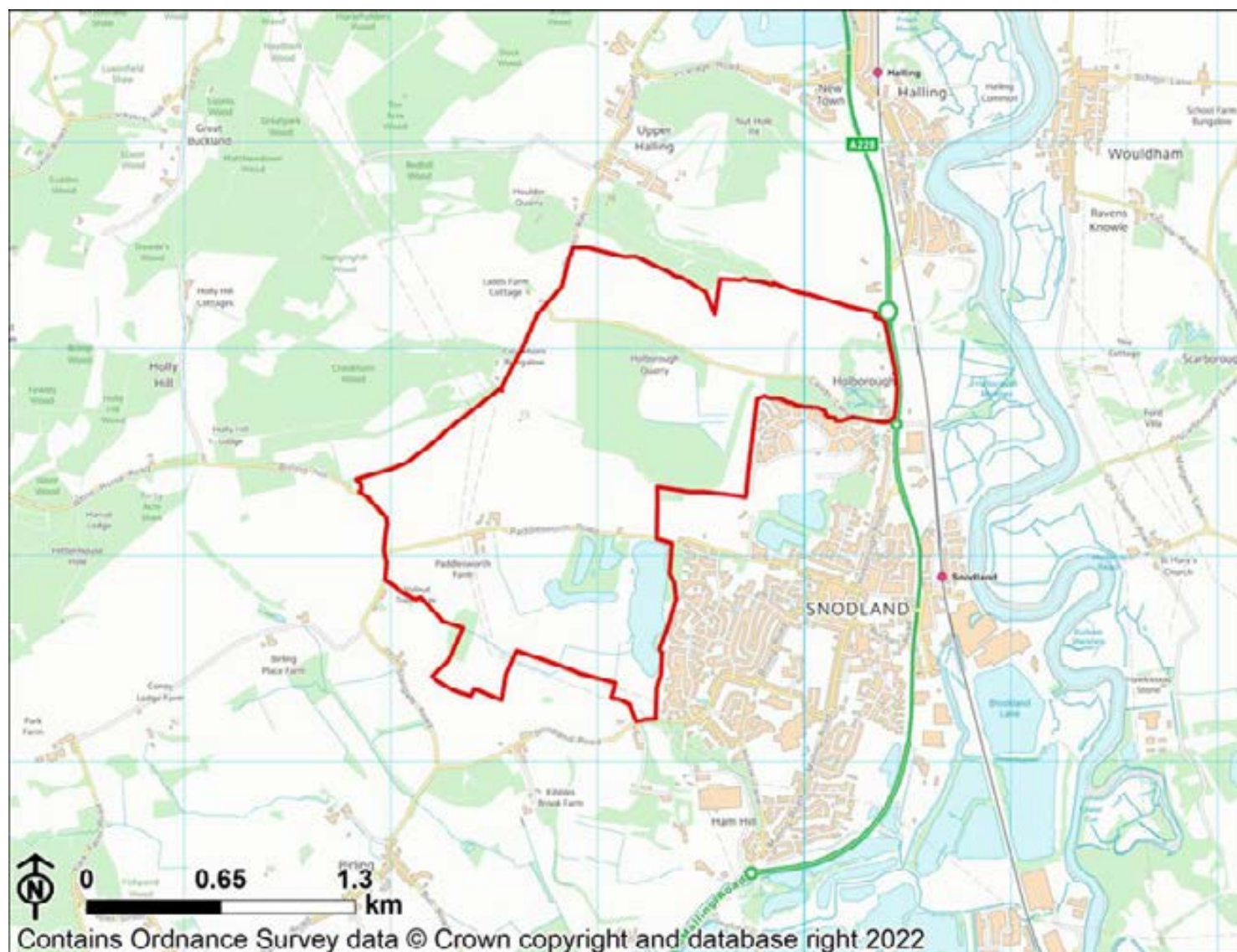
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59866

Mixed Use



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++?)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could

stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59867

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Significant positive (++)

The site includes employment development smaller than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59868

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Significant positive (++)

The site includes employment development smaller than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

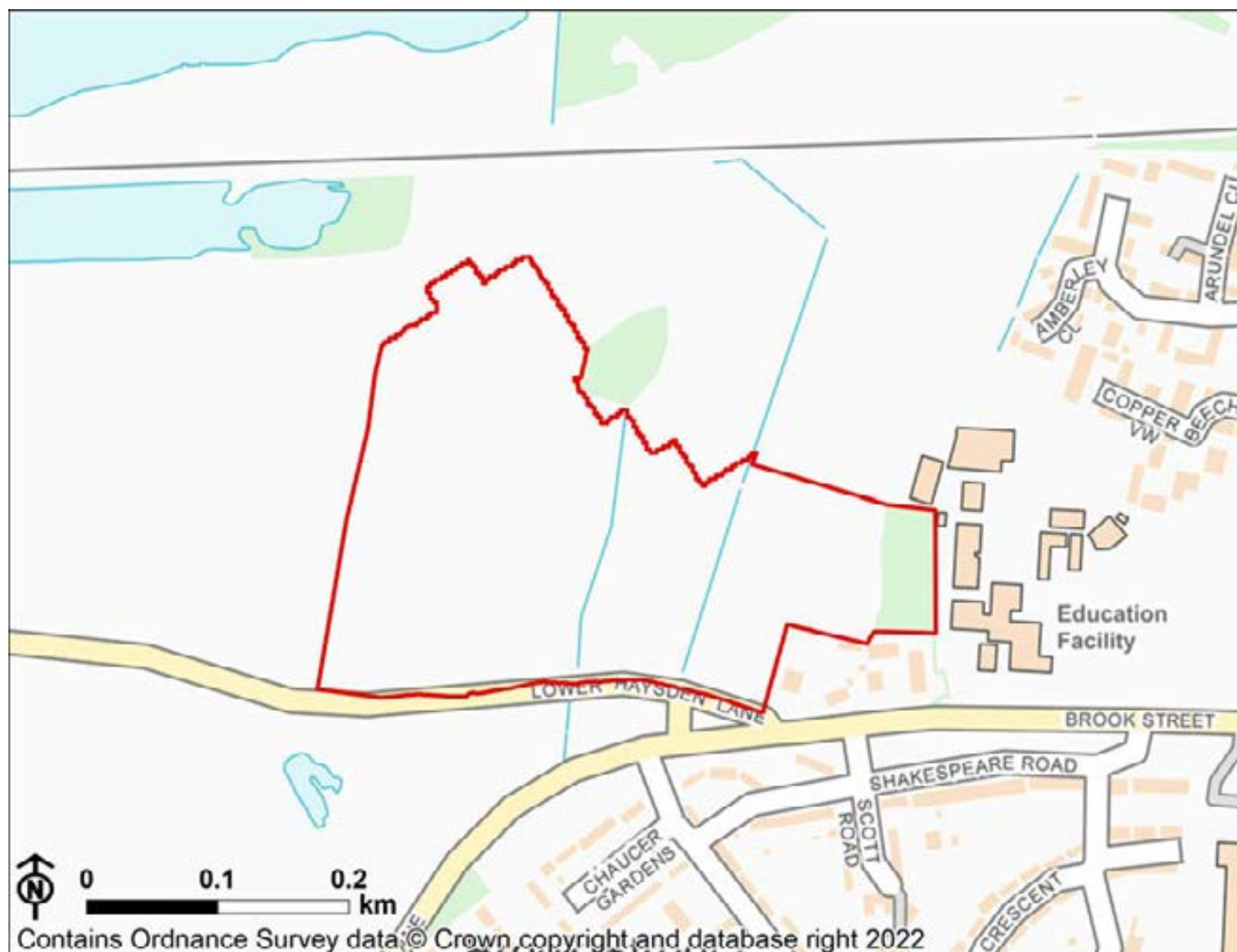
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59869

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Significant positive (++)

The site includes employment development more than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--) / Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

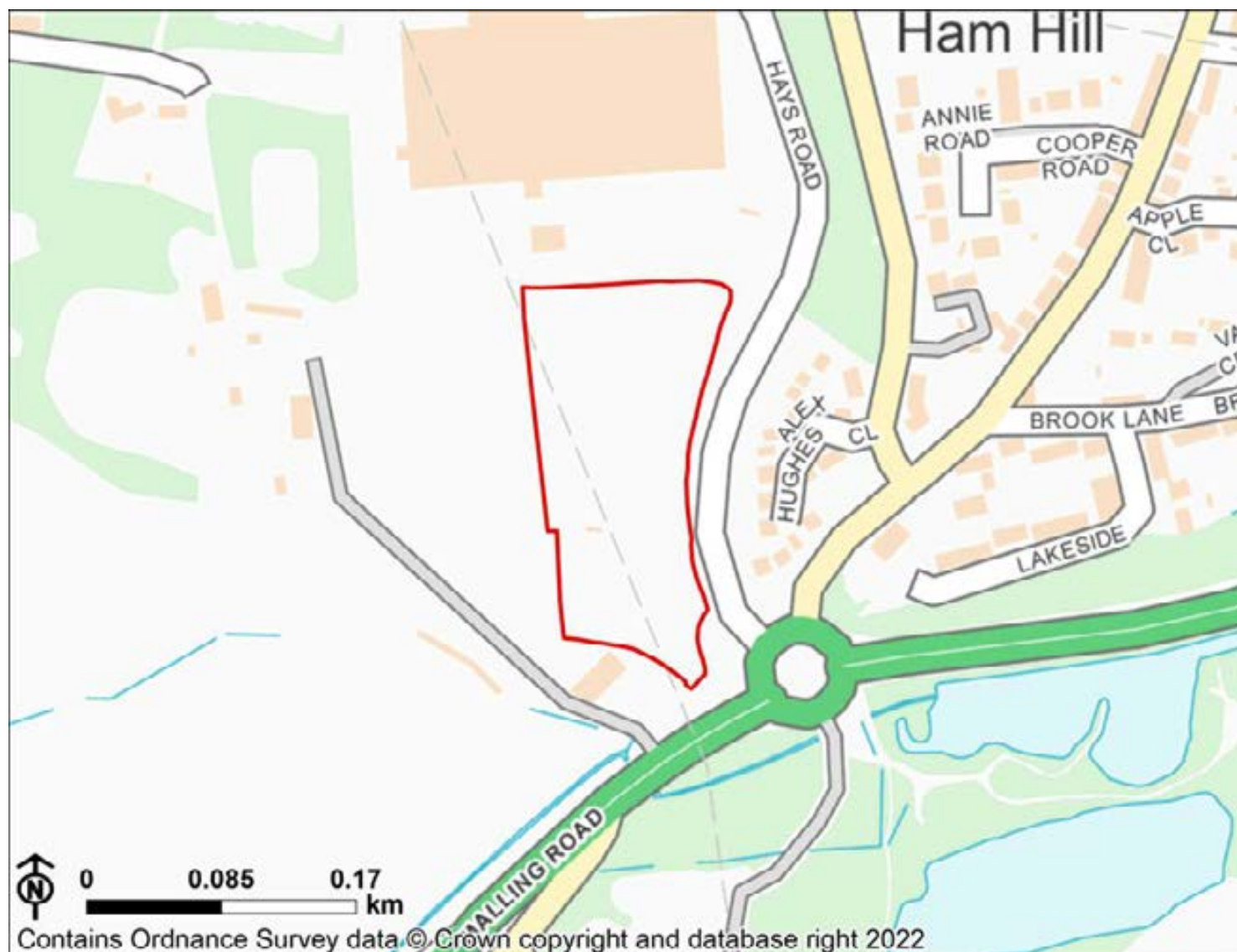
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59874

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Minor positive (+)

The site includes employment development smaller than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

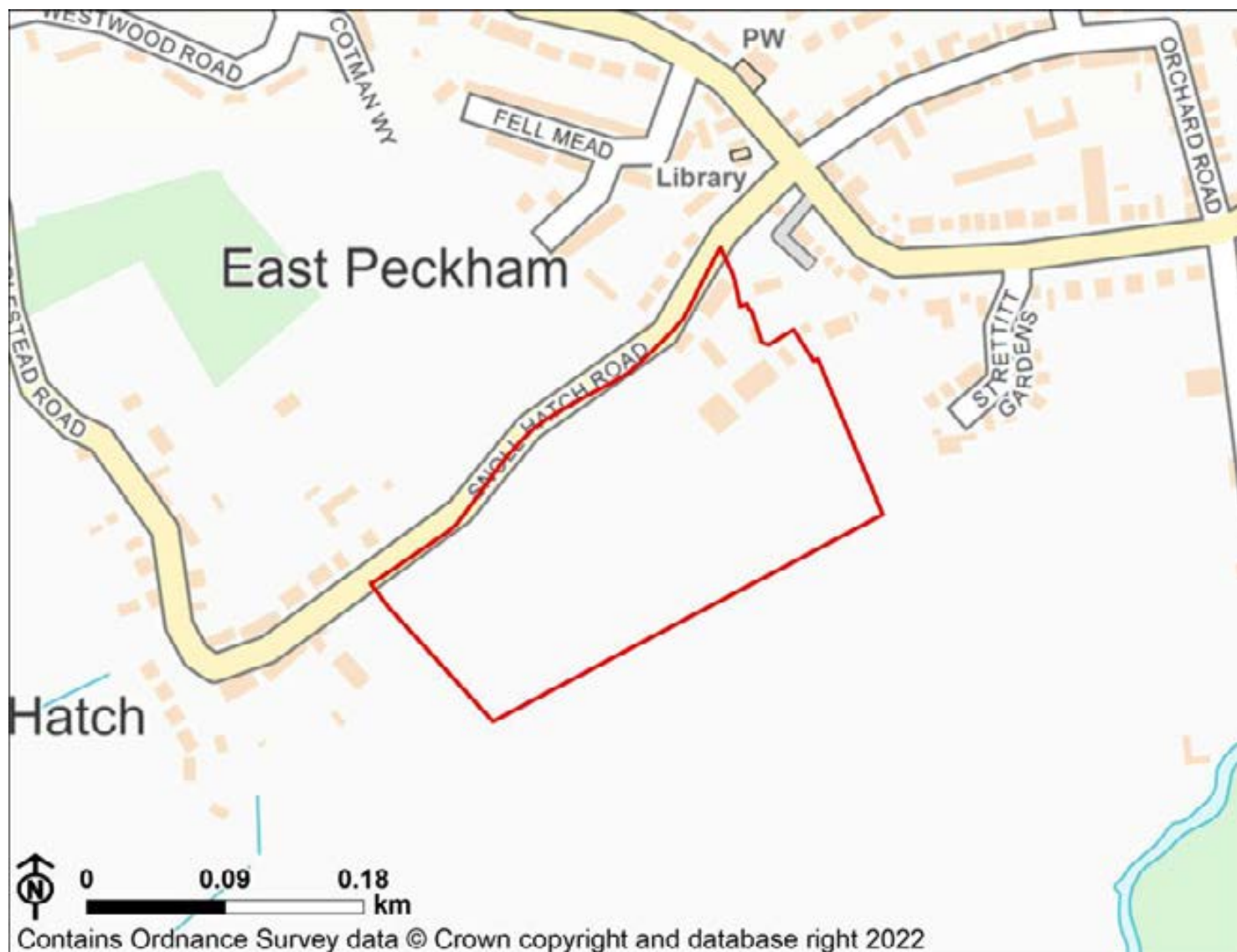
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59876

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Minor positive (+)

The site includes employment development smaller than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59630

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard

against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

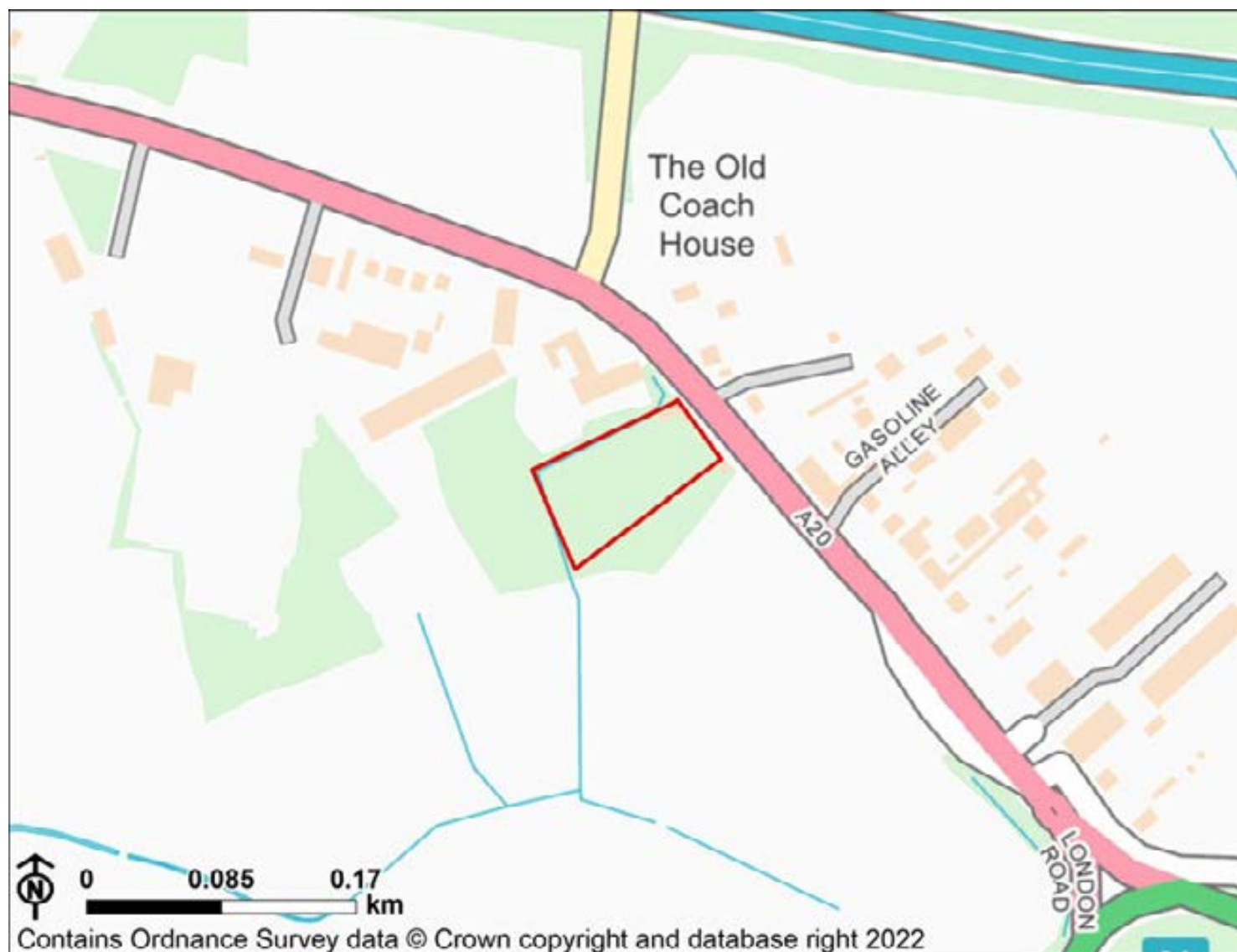
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59643

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Negligible (0)

The site includes employment development smaller than 5ha in size.

The site is not within 800m of a train station or within 400m of a bus stop or cycle path.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

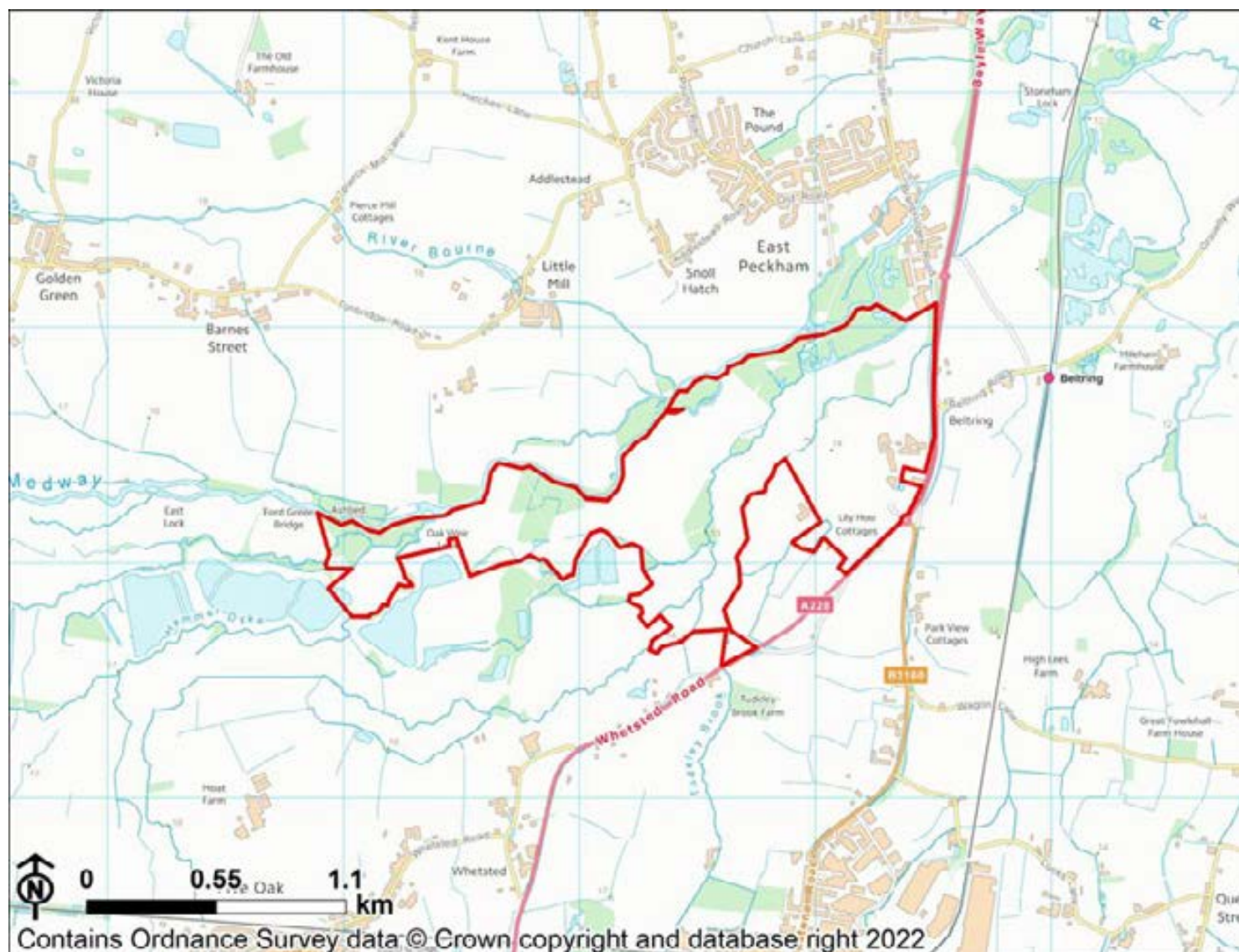
The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59646

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Significant positive (++)

The site includes employment development more than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

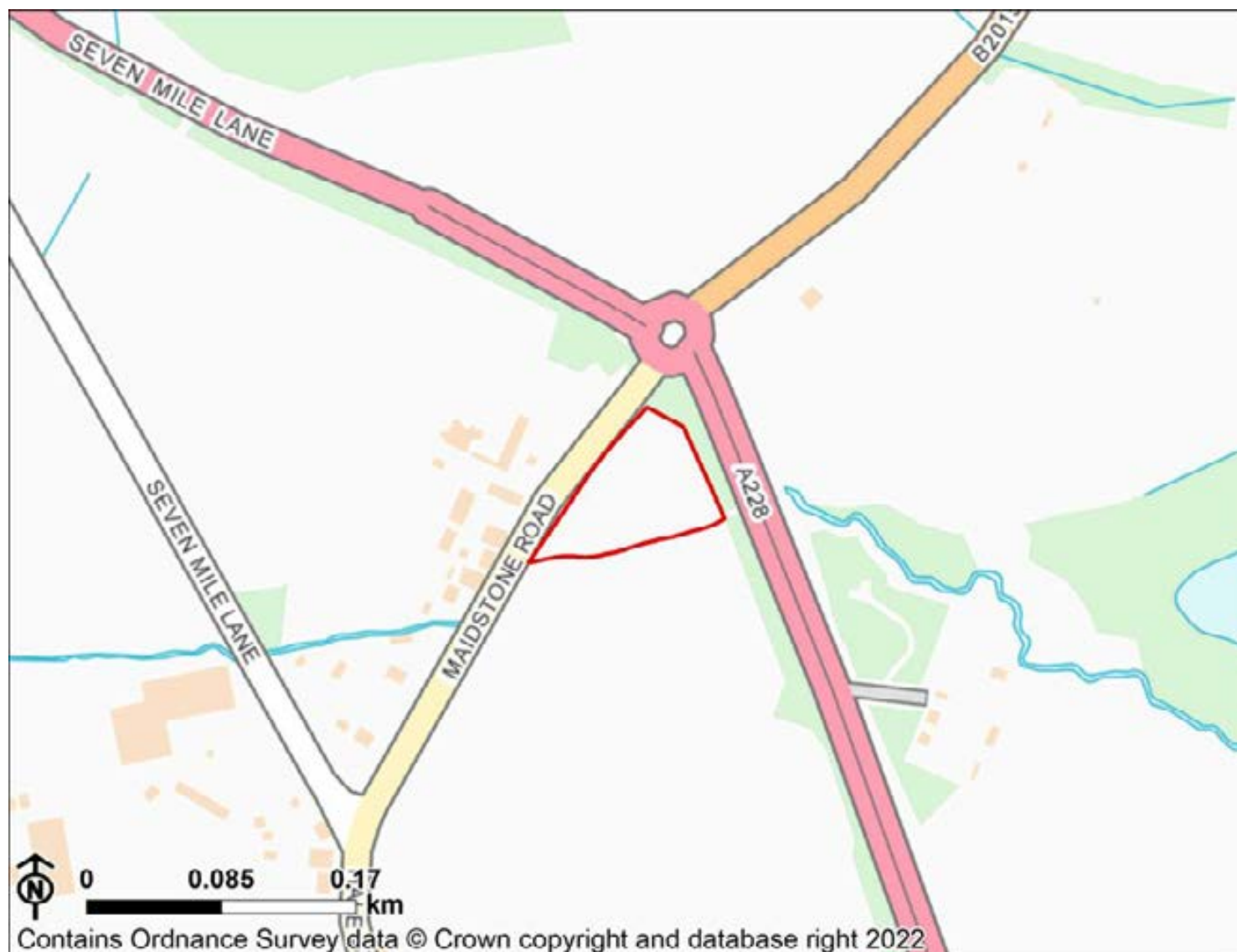
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59650

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Minor positive (+)

The site includes employment development smaller than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

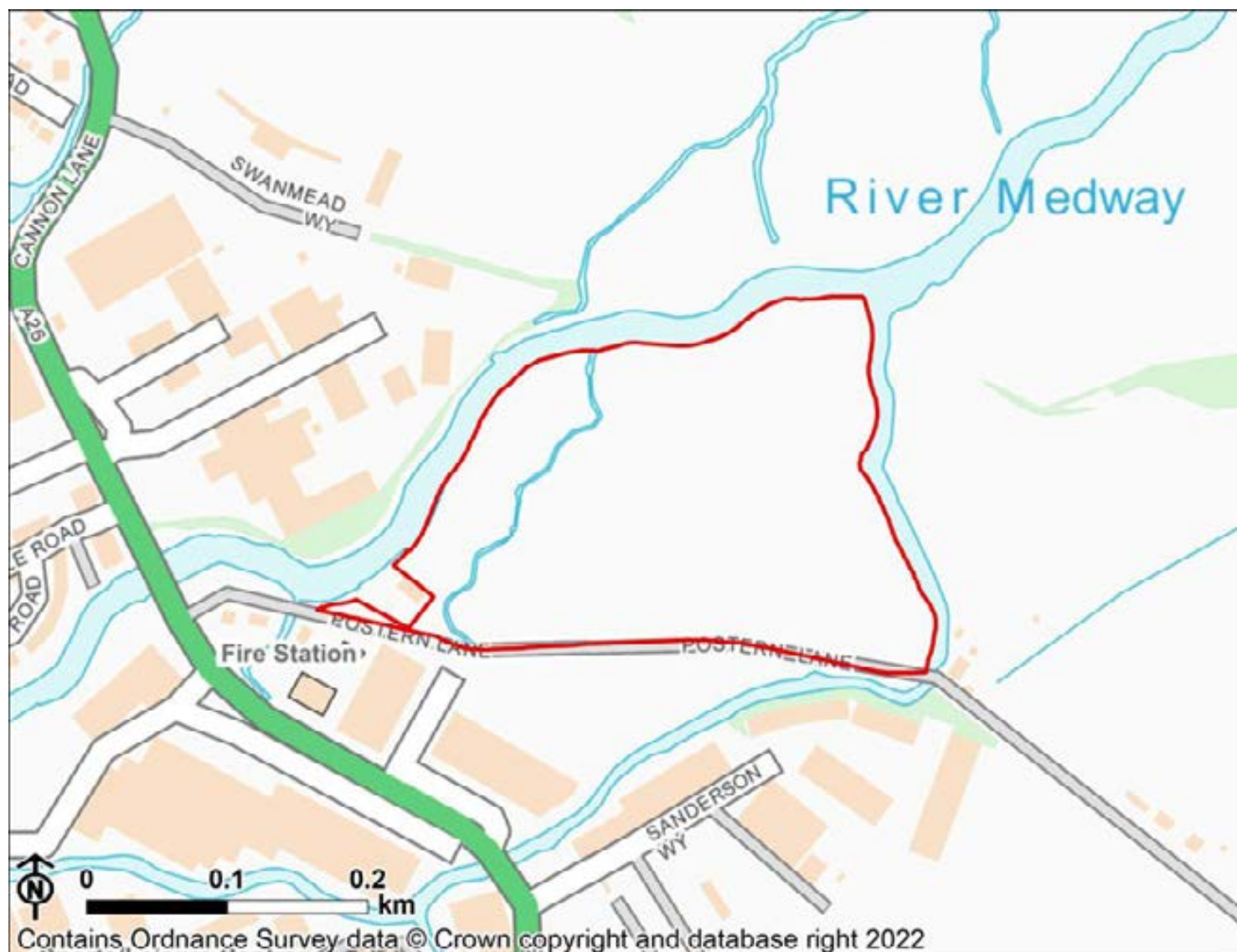
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59661

Mixed Use



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($<25\%$) of Grade 1, 2 or

3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

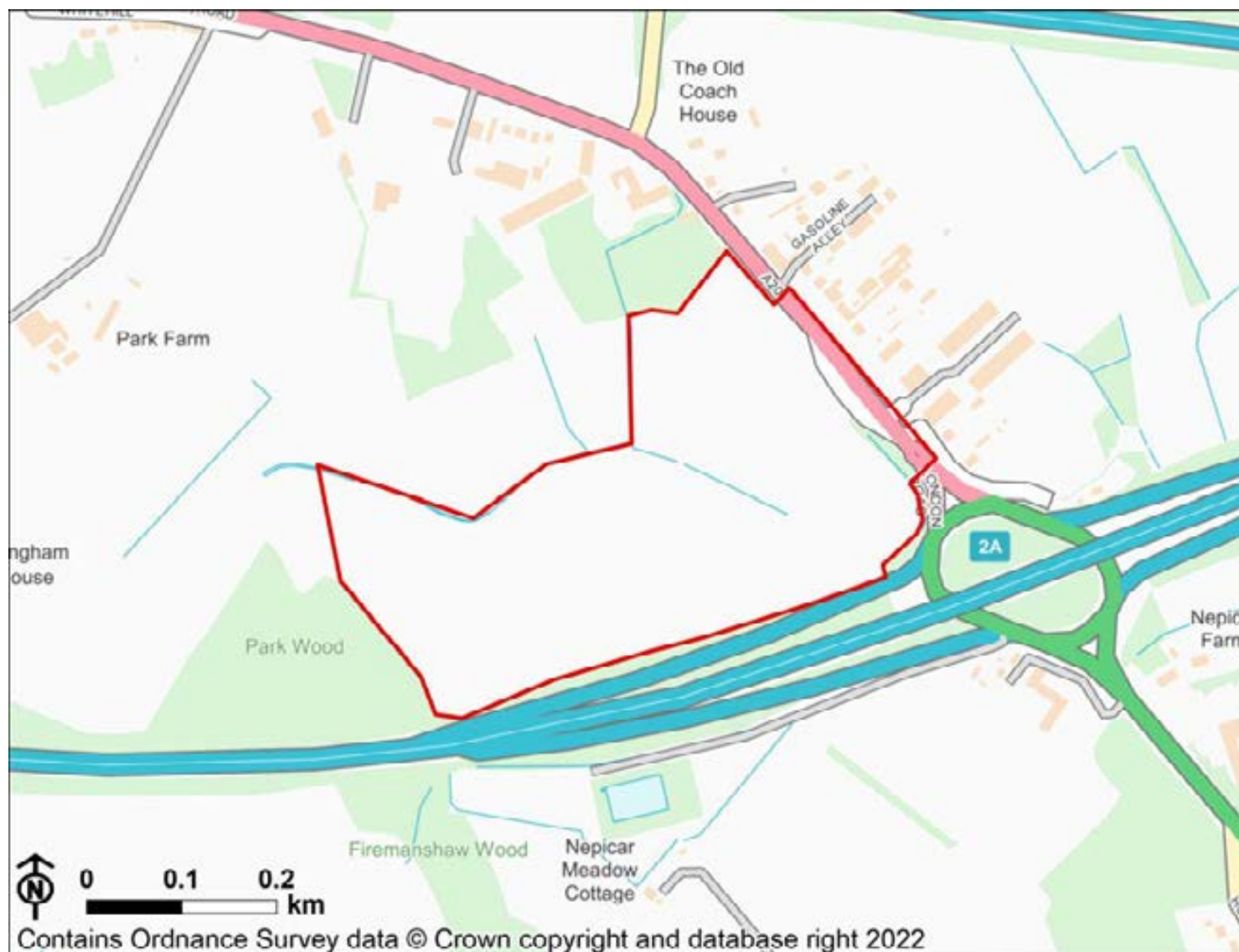
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59665

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Negligible (0)

The site includes employment development more than 5ha in size.

The site is not within 800m of a train station or within 400m of a bus stop or cycle path.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

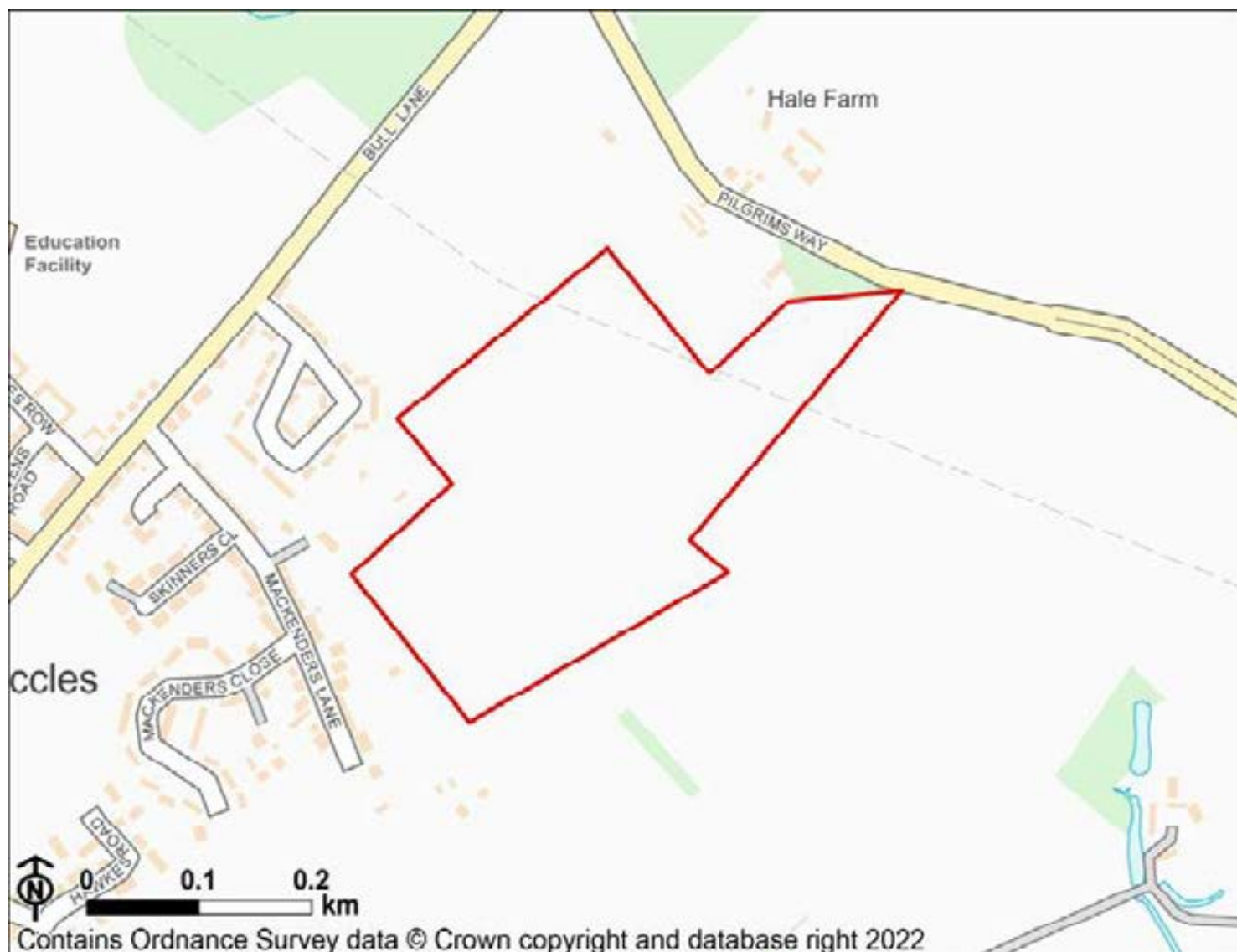
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59666

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2

agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59667

Mixed Use



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Significant positive (++)

The site includes employment development smaller than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59668

Mixed Use



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could

stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Significant positive (++)

The site includes employment development smaller than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59670

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Significant positive (++)

The site includes employment development smaller than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

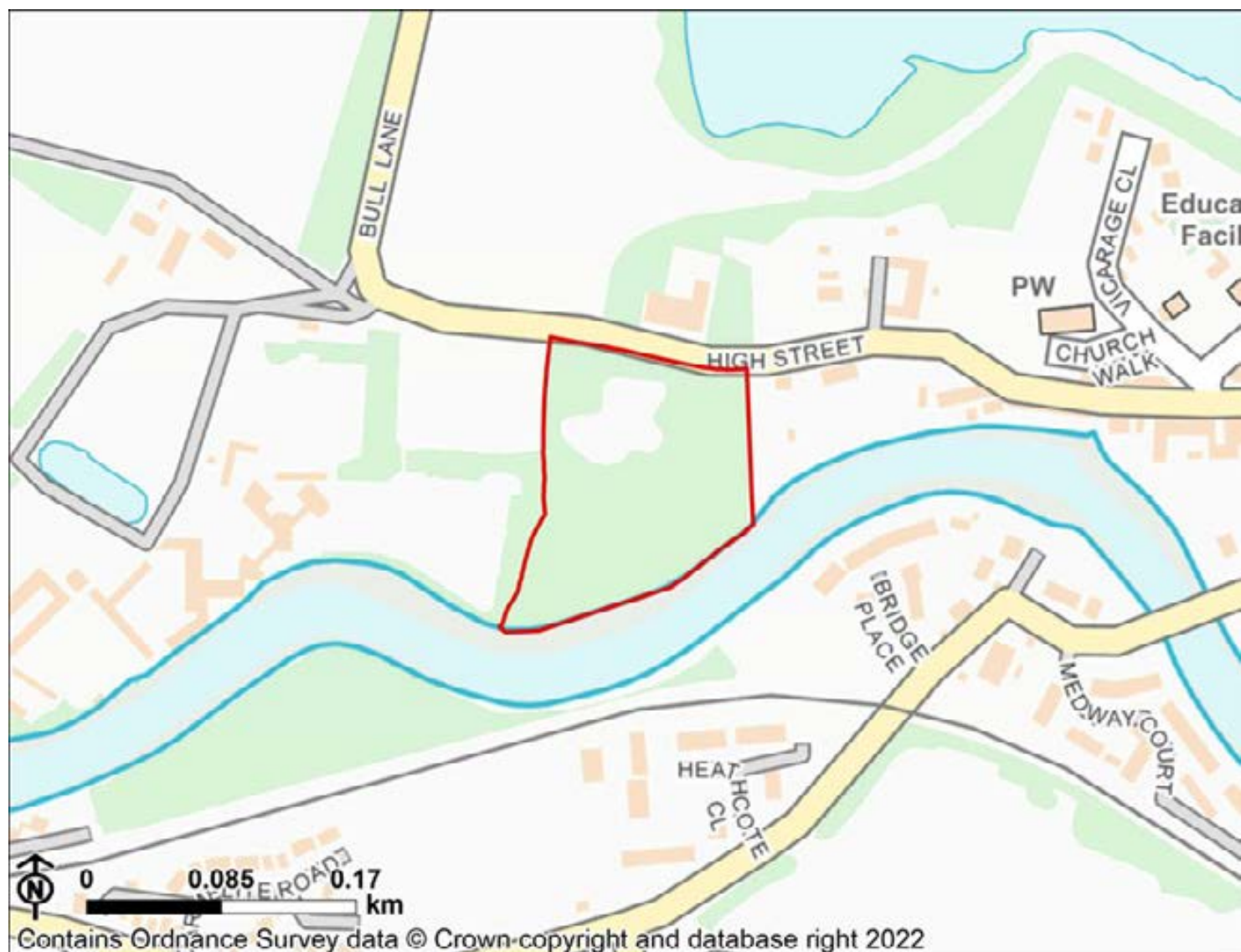
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59674

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Significant positive (++)

The site includes employment development smaller than 5ha in size.

The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59675

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Negligible (0)

The site includes employment development more than 5ha in size.

The site is not within 800m of a train station or within 400m of a bus stop or cycle path.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59676

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Significant positive (++)

The site includes employment development more than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--) / Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard

against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

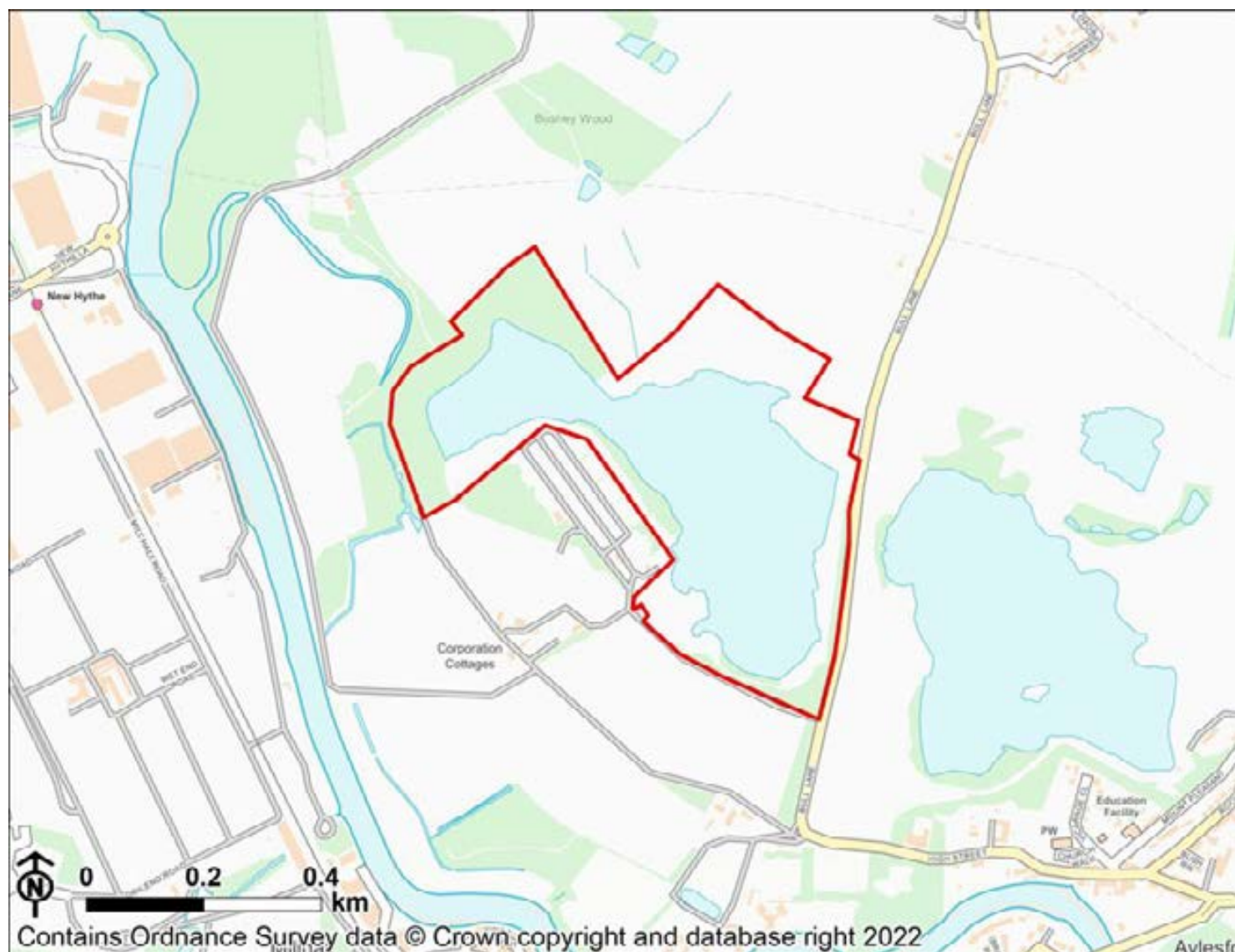
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59678

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Significant positive (++)

The site includes employment development more than 5ha in size.

The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59679

Mixed Use



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Significant positive (++)

The site includes employment development more than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59682

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Minor positive (+)

The site includes employment development smaller than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

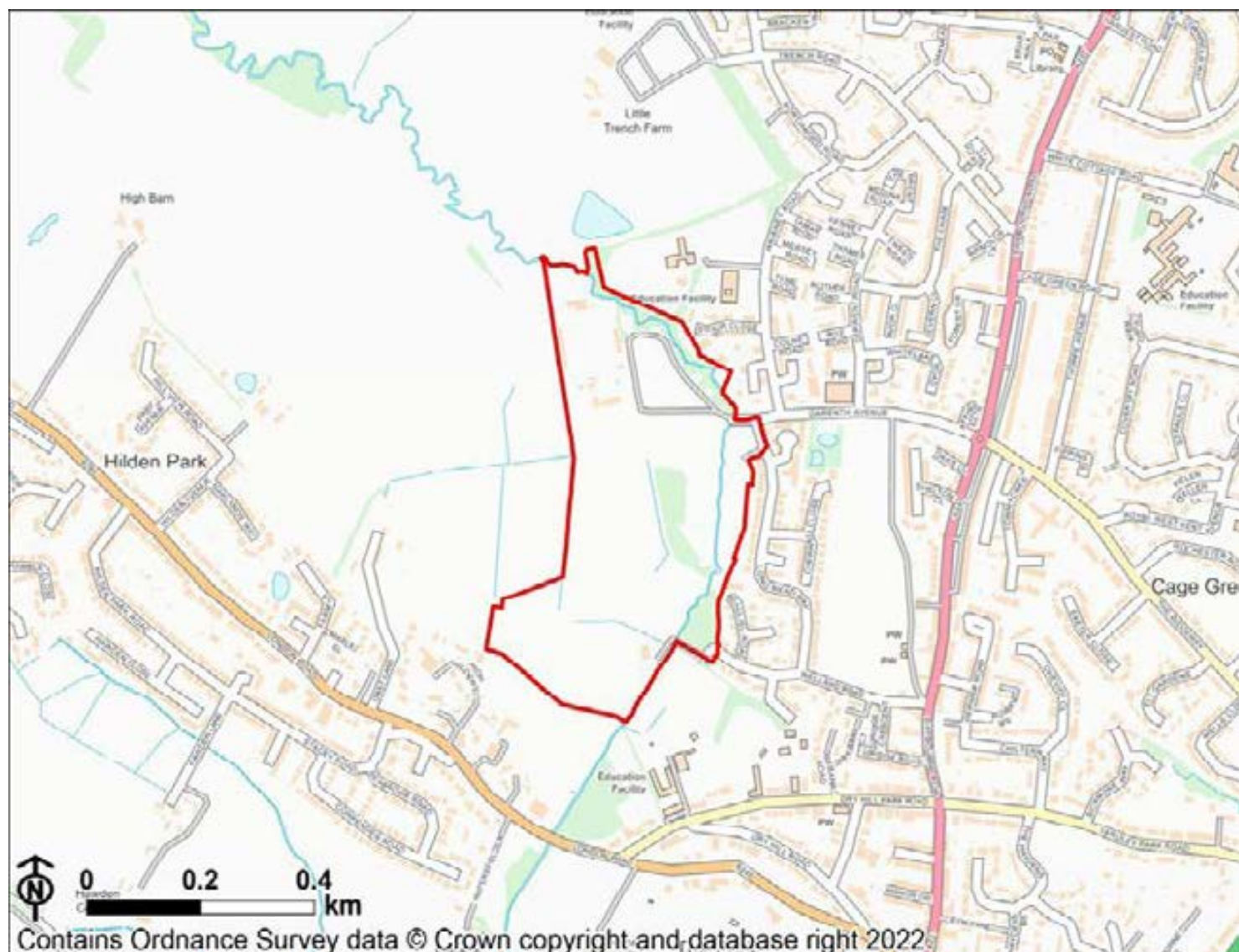
The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59683

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

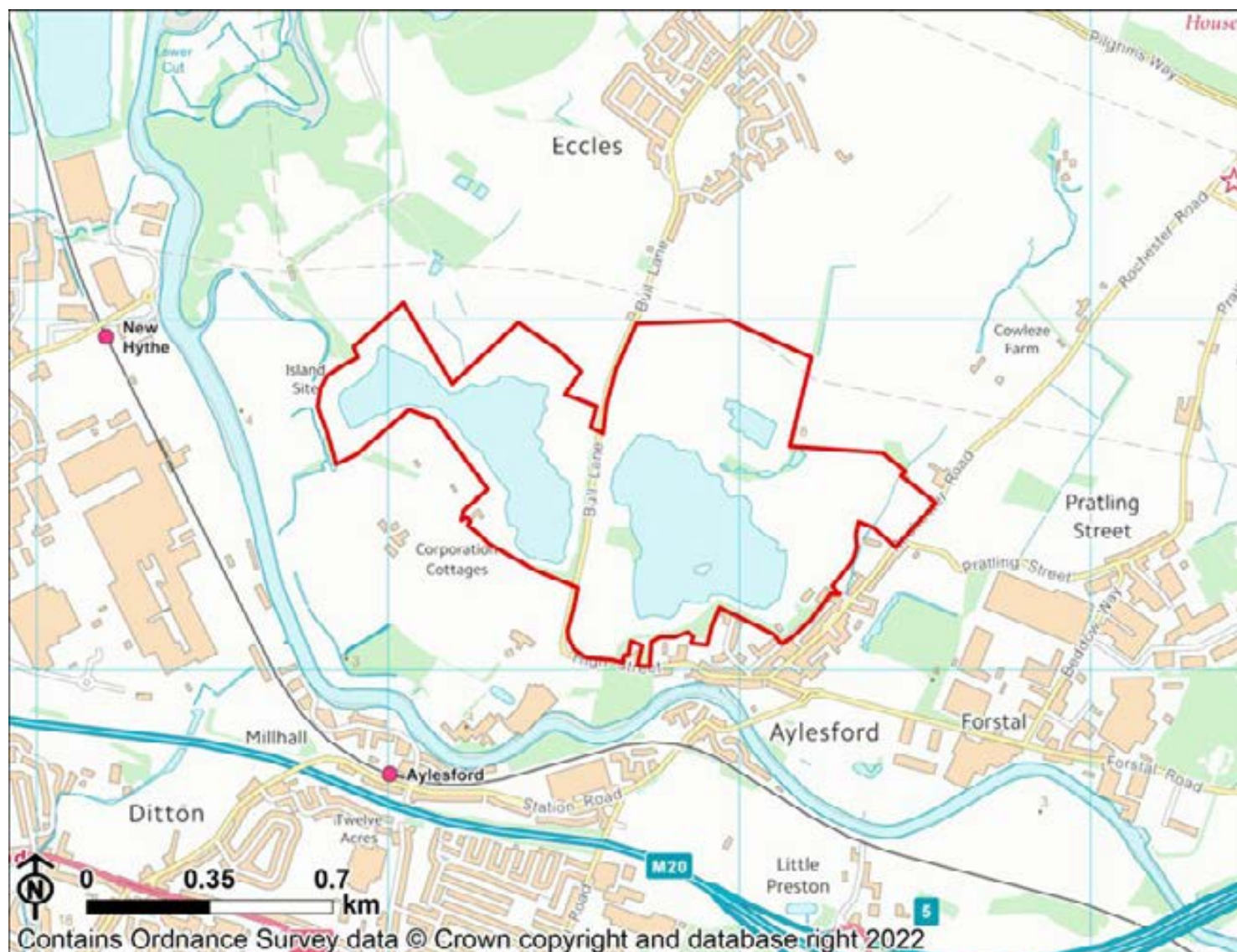
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59684

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Significant positive (++)

The site includes employment development more than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--) / Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard

against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

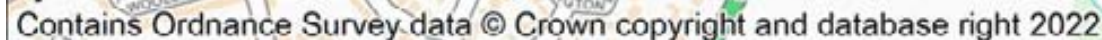
Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Mixed Use



Minor positive (+)

SA Objective 2: To improve equality and access to community facilities and services

The site is placed within the Fair Accessibility Band.

Uncertain minor positive (+?)

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facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--) / Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59688

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Significant positive (++)

The site includes employment development more than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

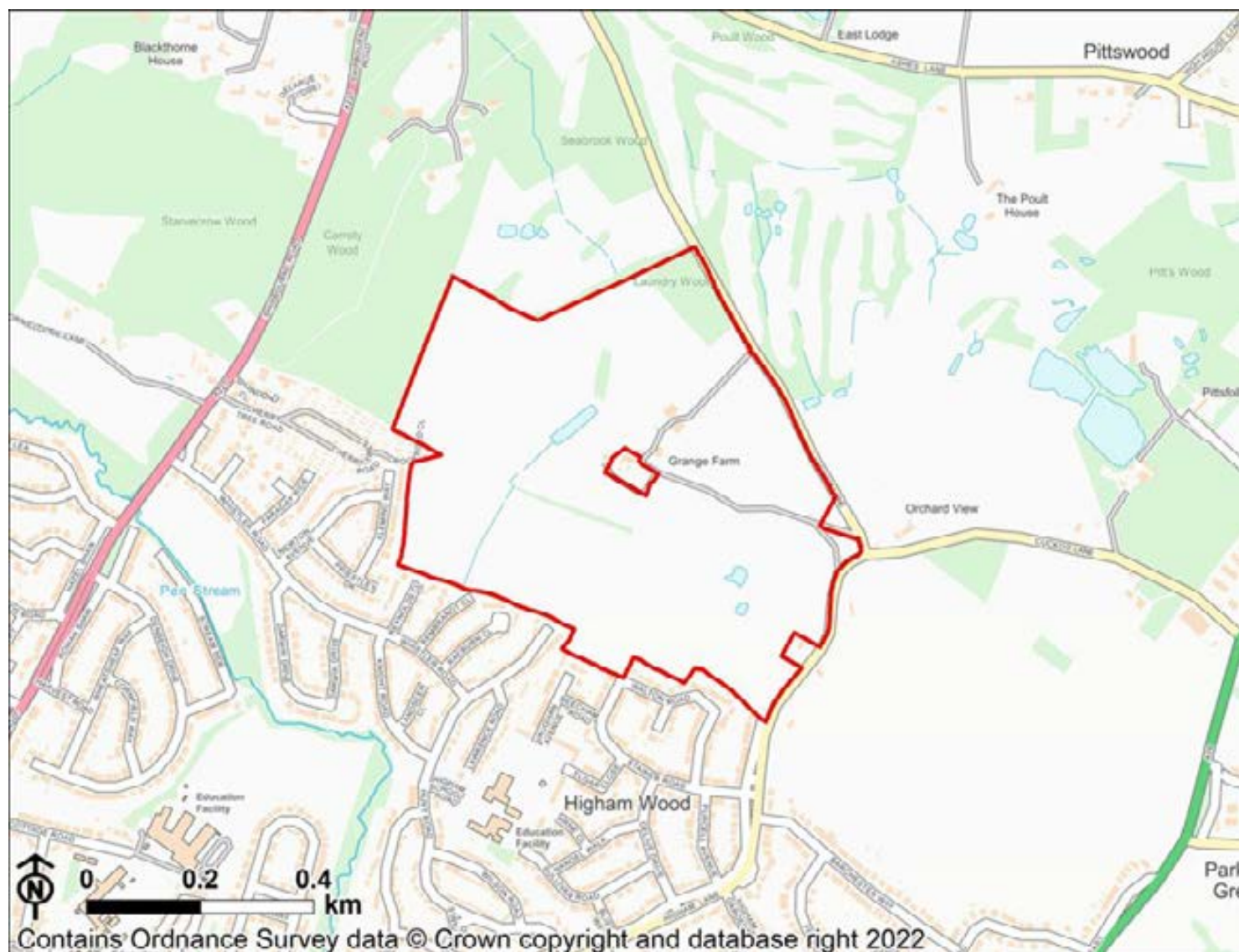
The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59690

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

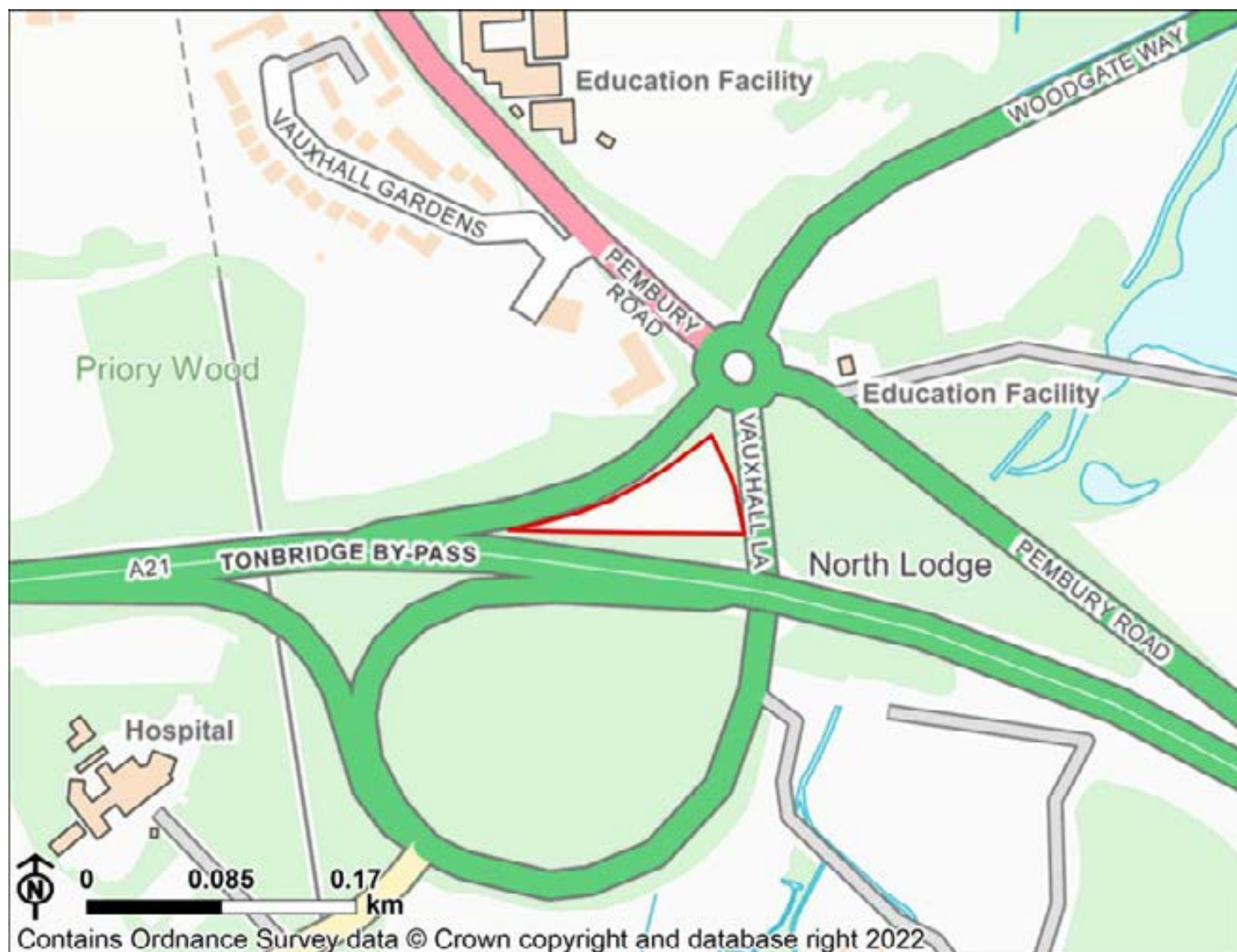
The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59697

Mixed Use



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Minor positive (+)

The site includes employment development smaller than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

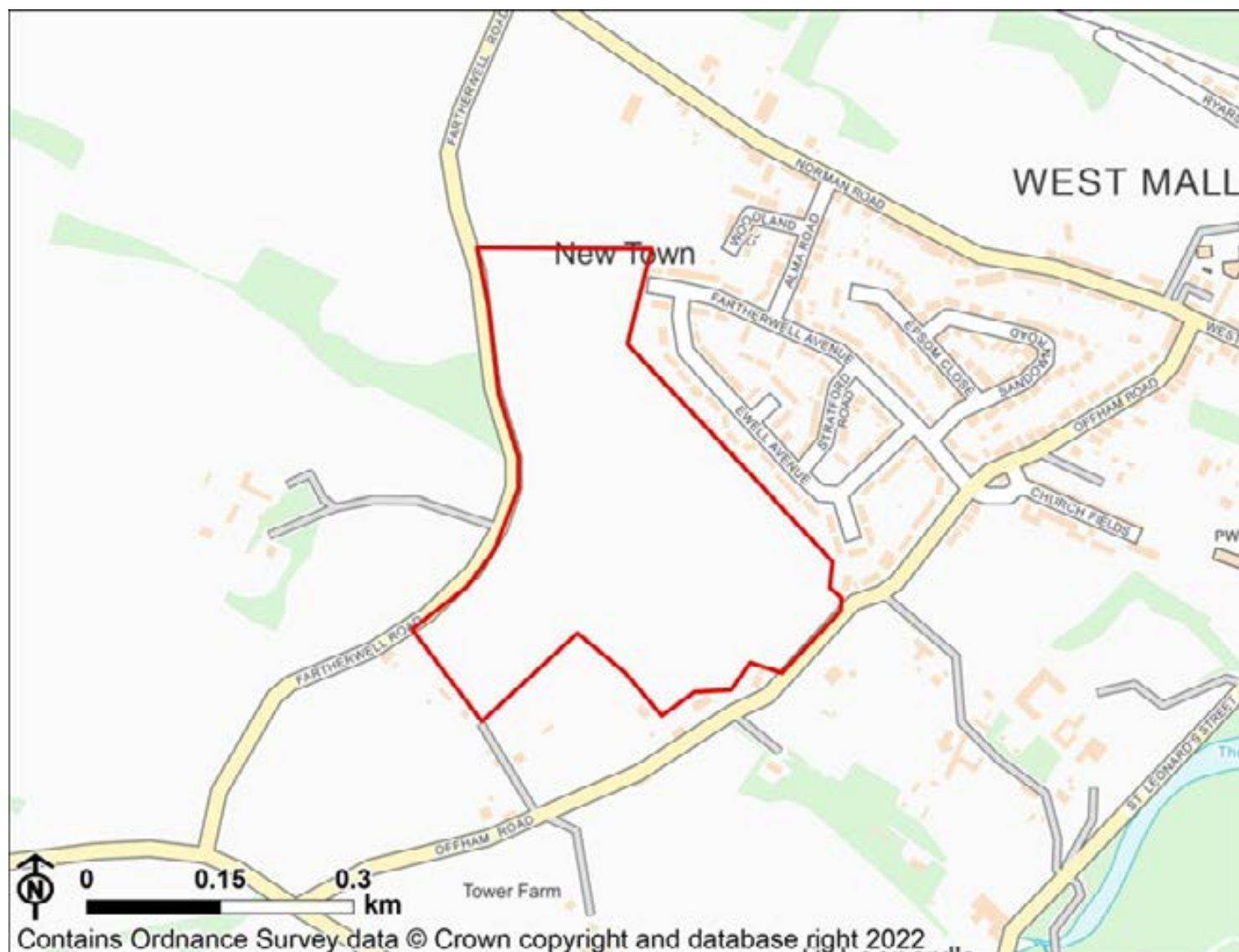
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59699

Mixed Use



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

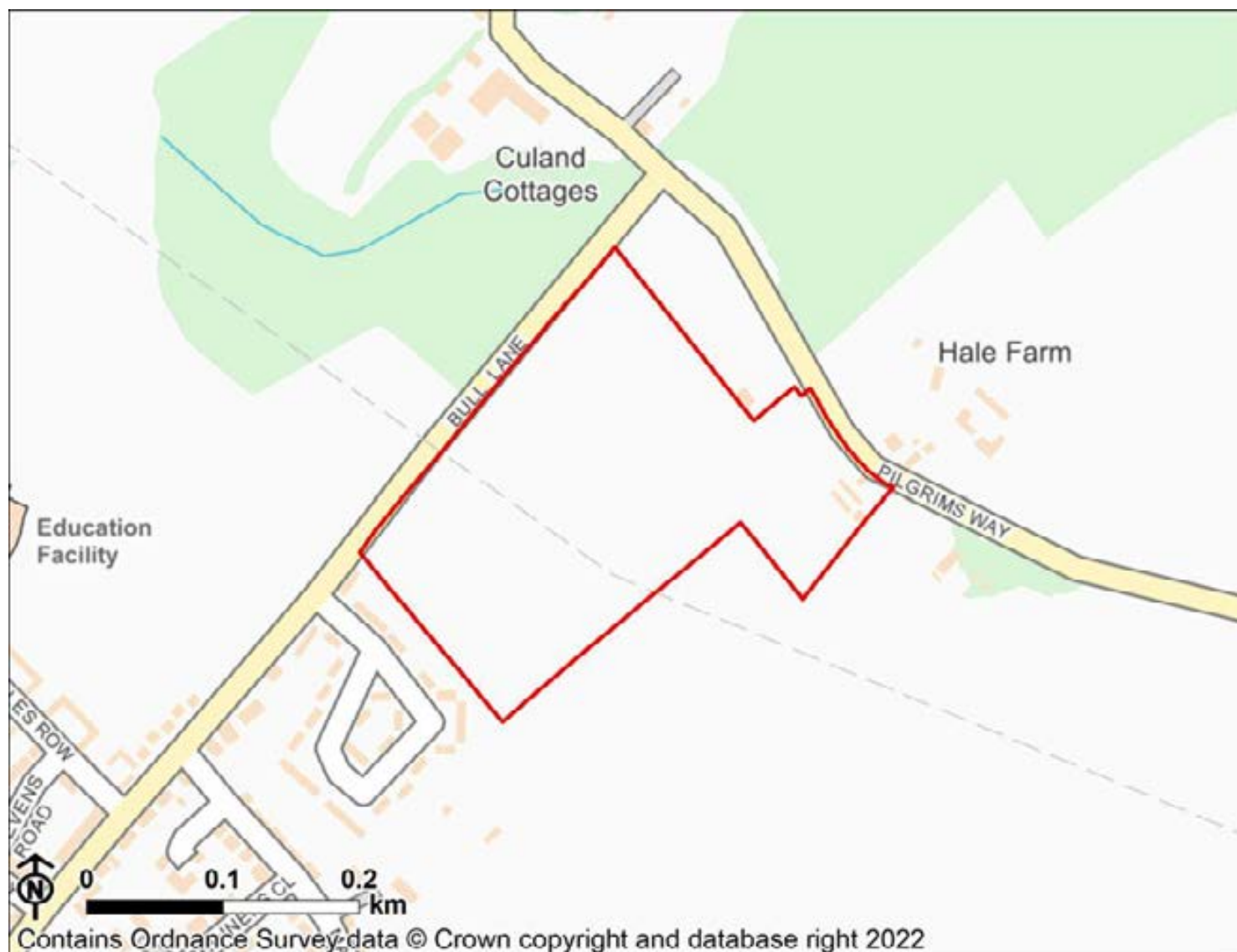
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59702

Mixed Use



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

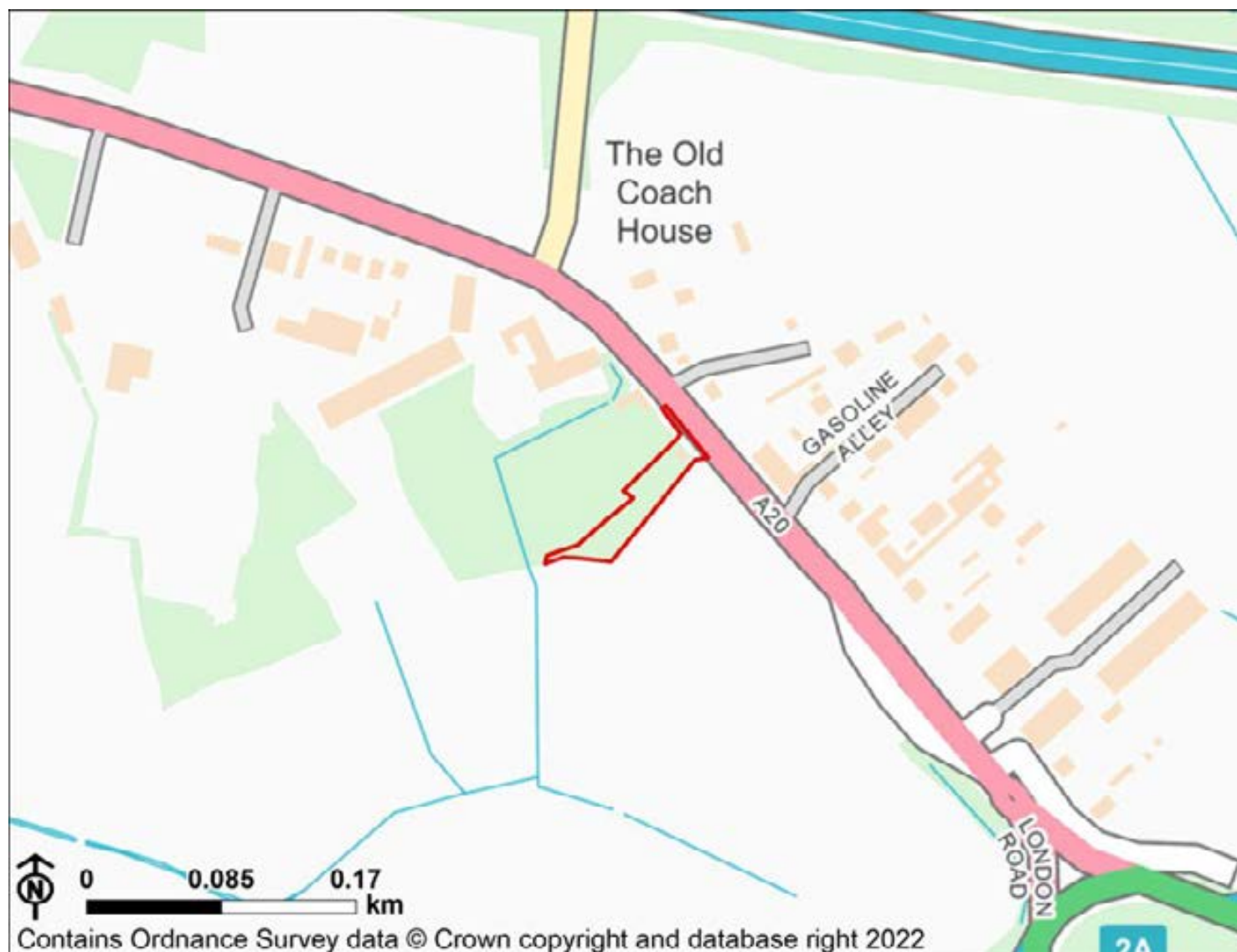
The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59706

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Negligible (0)

The site includes employment development smaller than 5ha in size.

The site is not within 800m of a train station or within 400m of a bus stop or cycle path.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

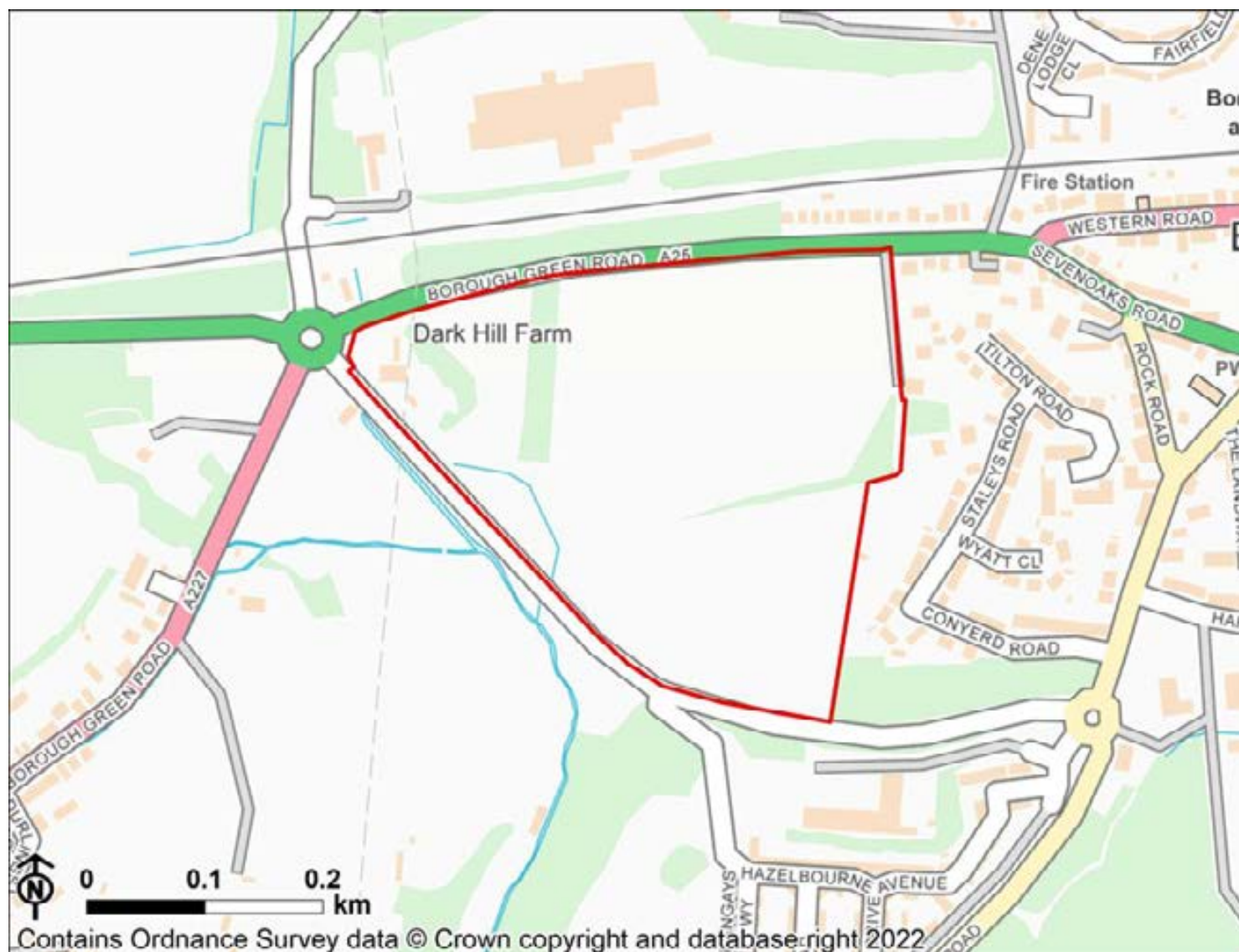
The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59709

Mixed Use



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Significant positive (++)

The site includes employment development more than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Significant negative (--)

The site is within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

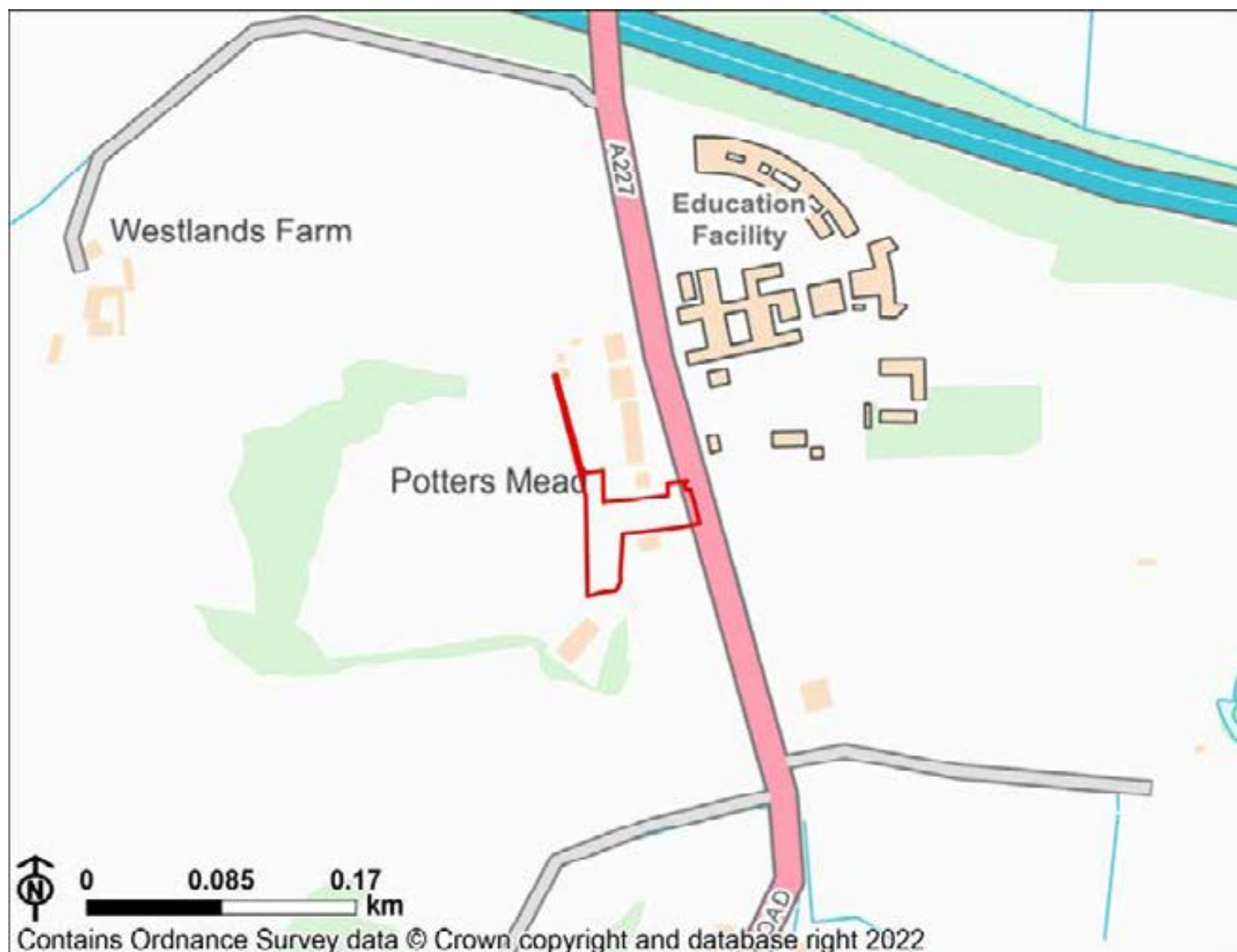
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59711

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Significant positive (++)

The site includes employment development smaller than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59722

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Minor positive (+)

The site includes employment development smaller than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59723

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Minor positive (+)

The site includes employment development smaller than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

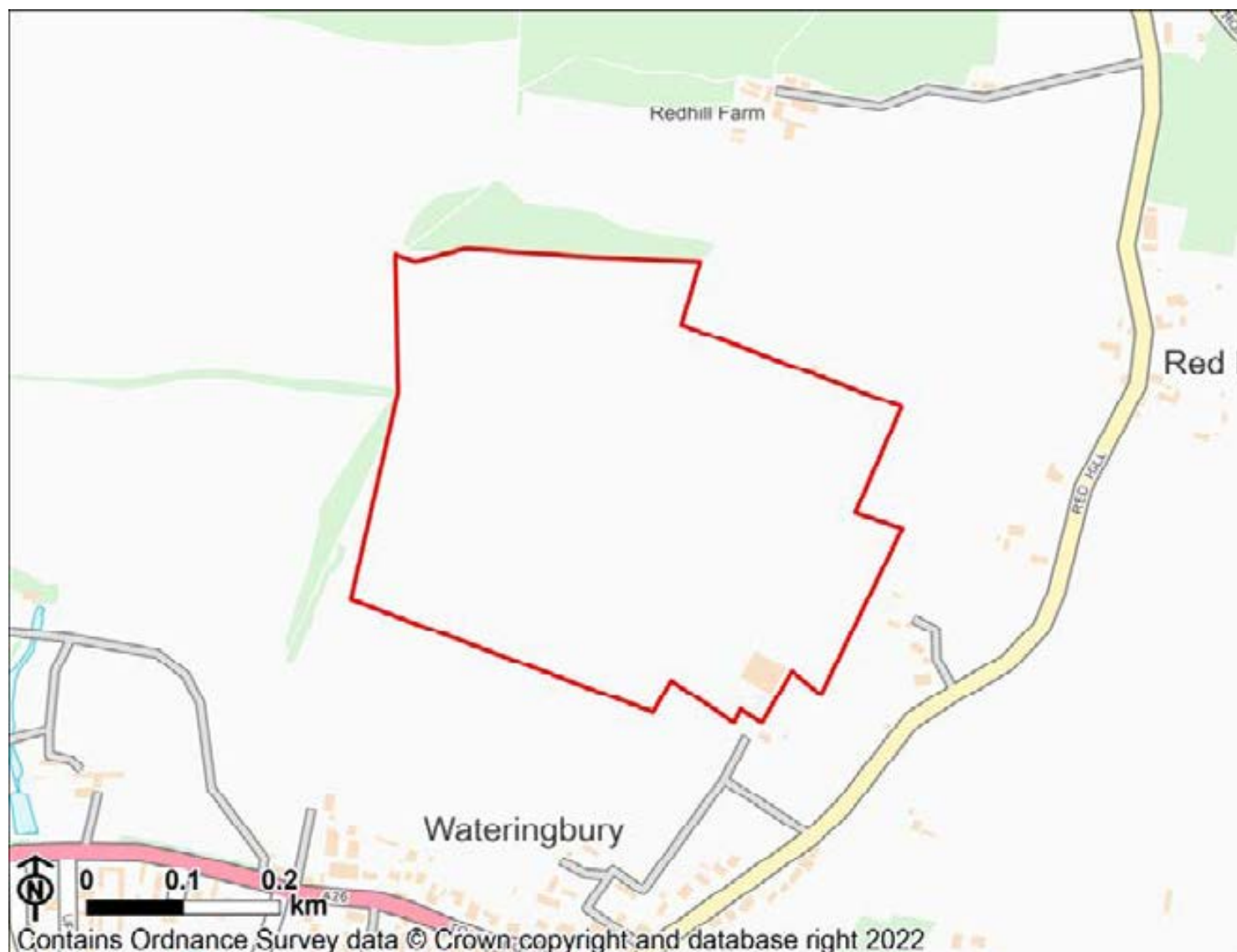
The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59729

Mixed Use



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

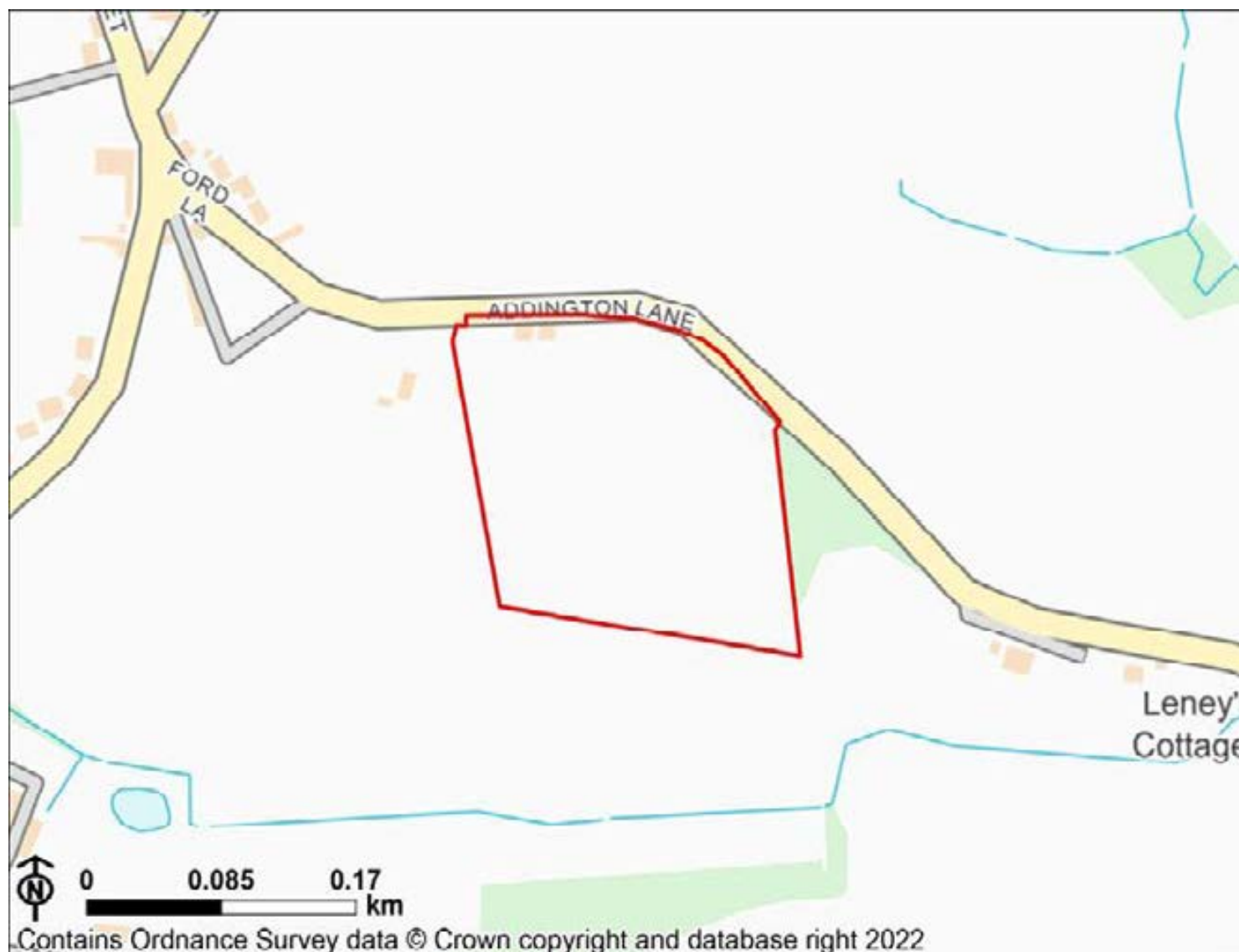
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59736

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Minor positive (+)

The site includes employment development smaller than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59738

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Significant positive (++)

The site includes employment development smaller than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

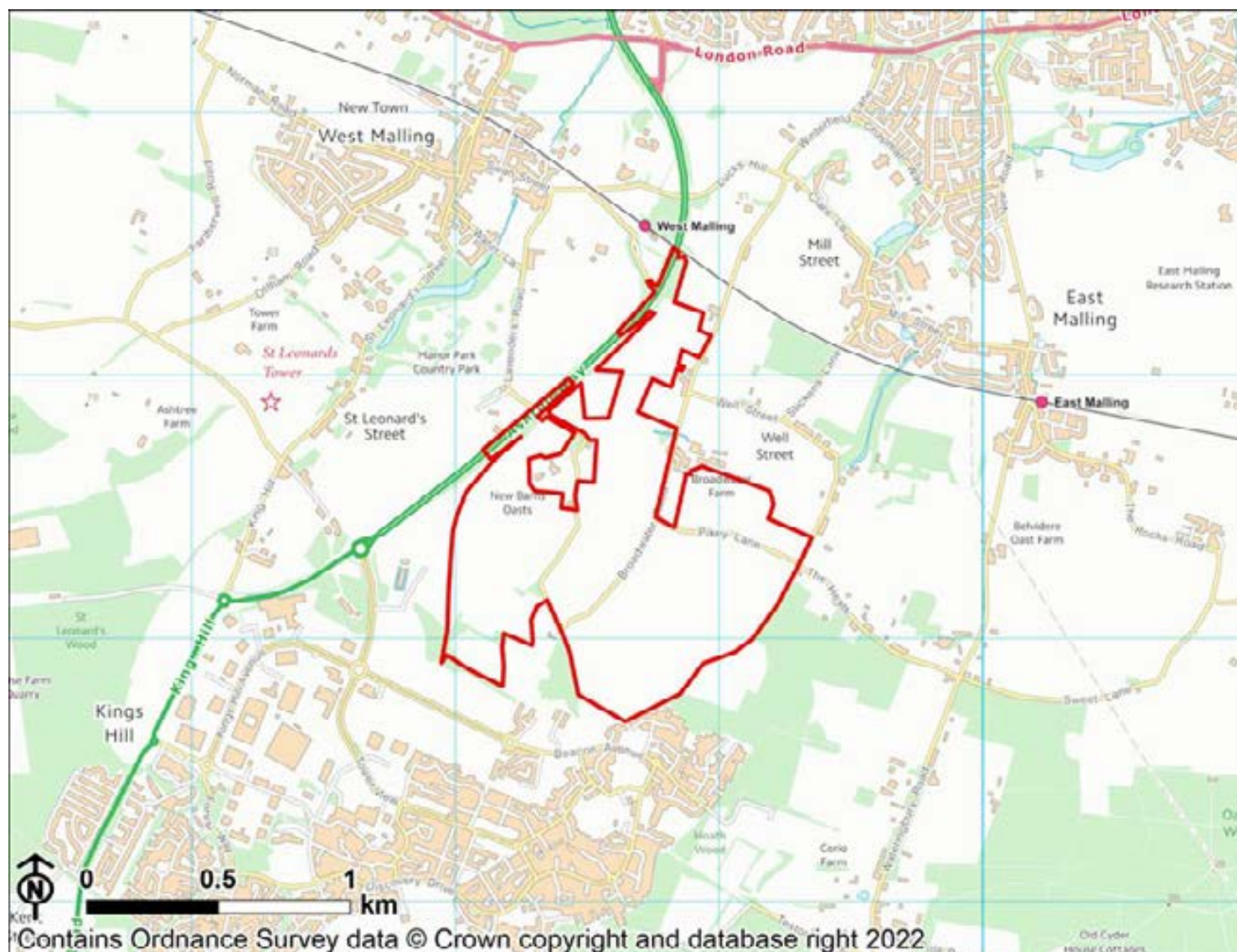
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59740

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Significant positive (++)

The site includes employment development more than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

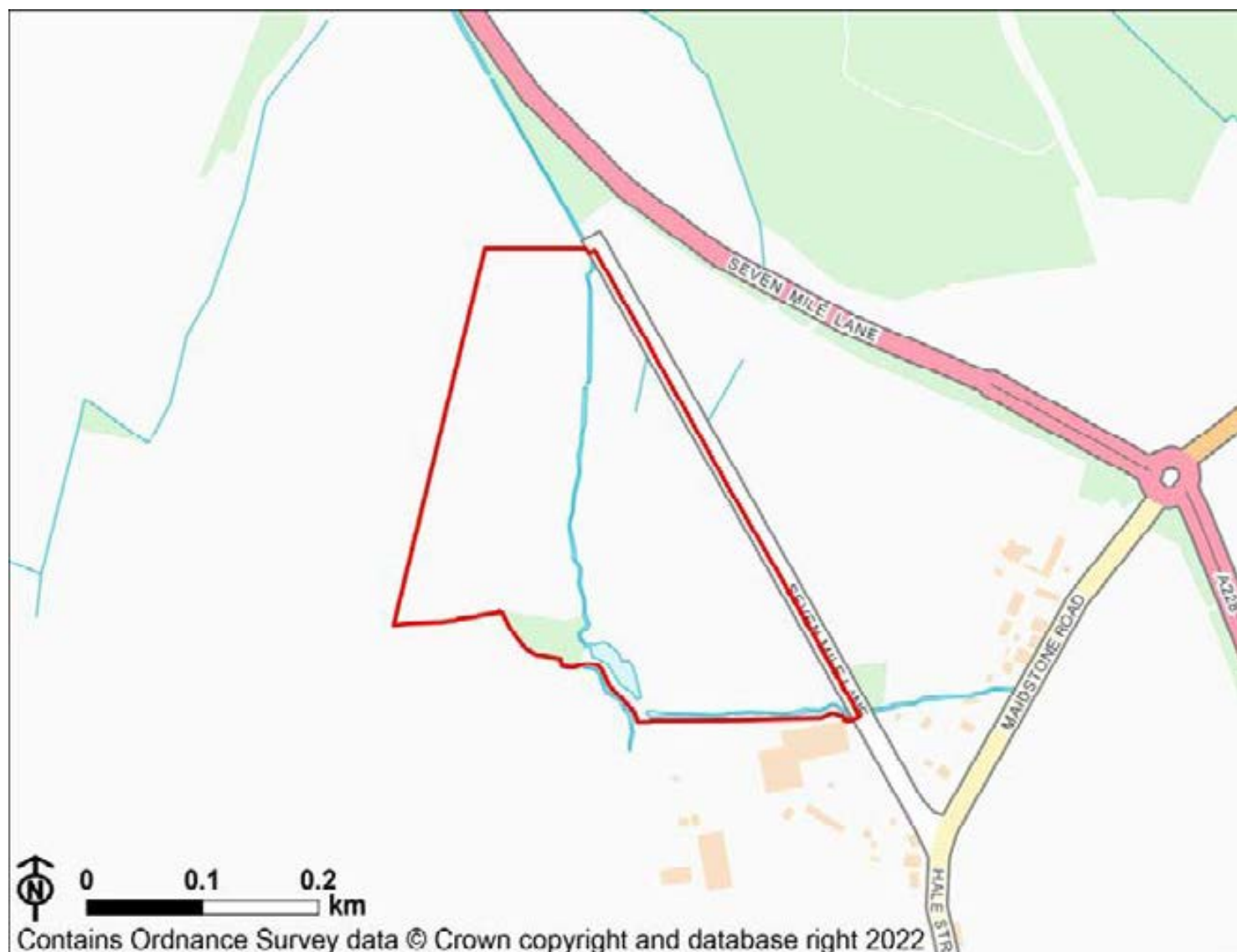
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59742

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--) / Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural

land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

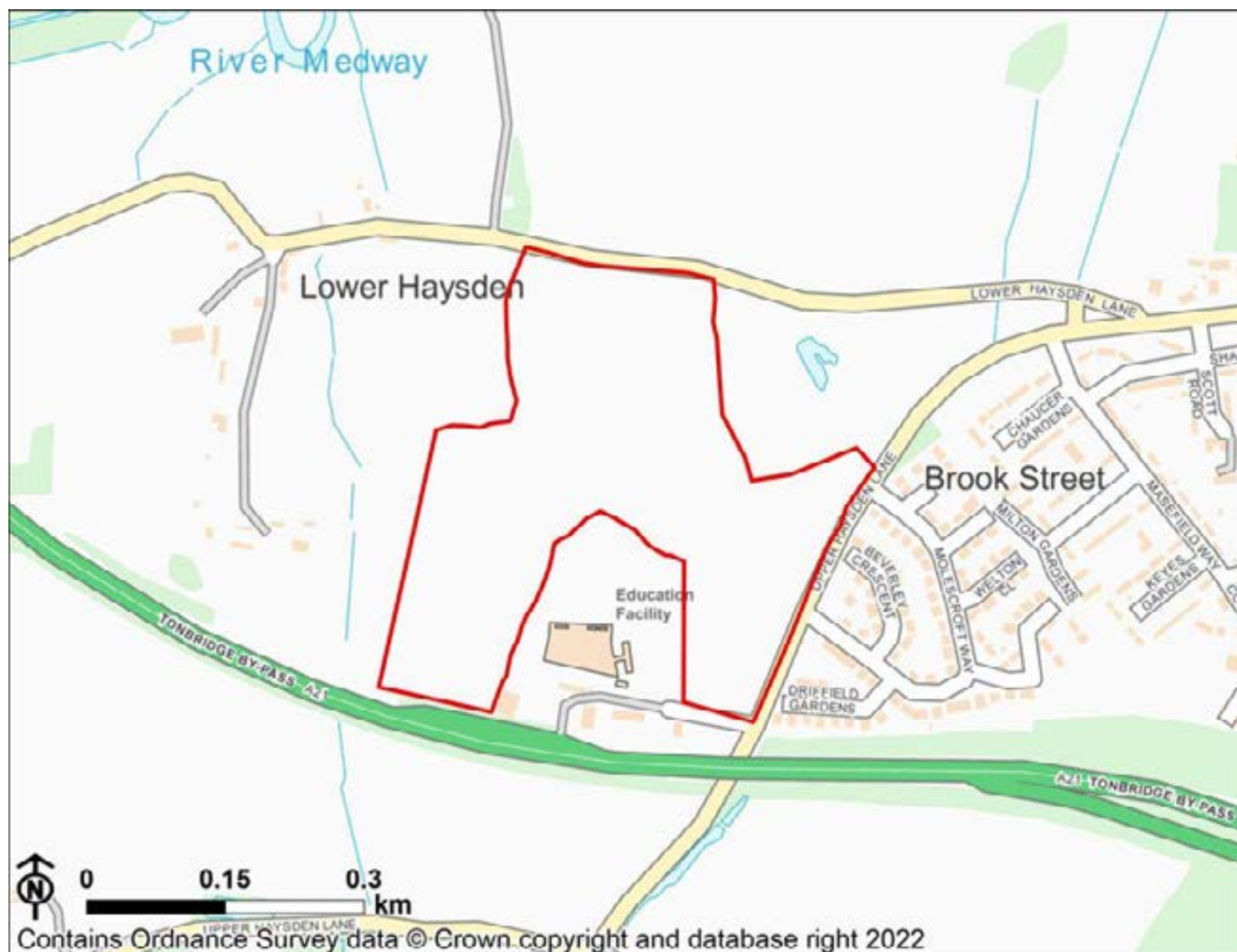
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59765

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

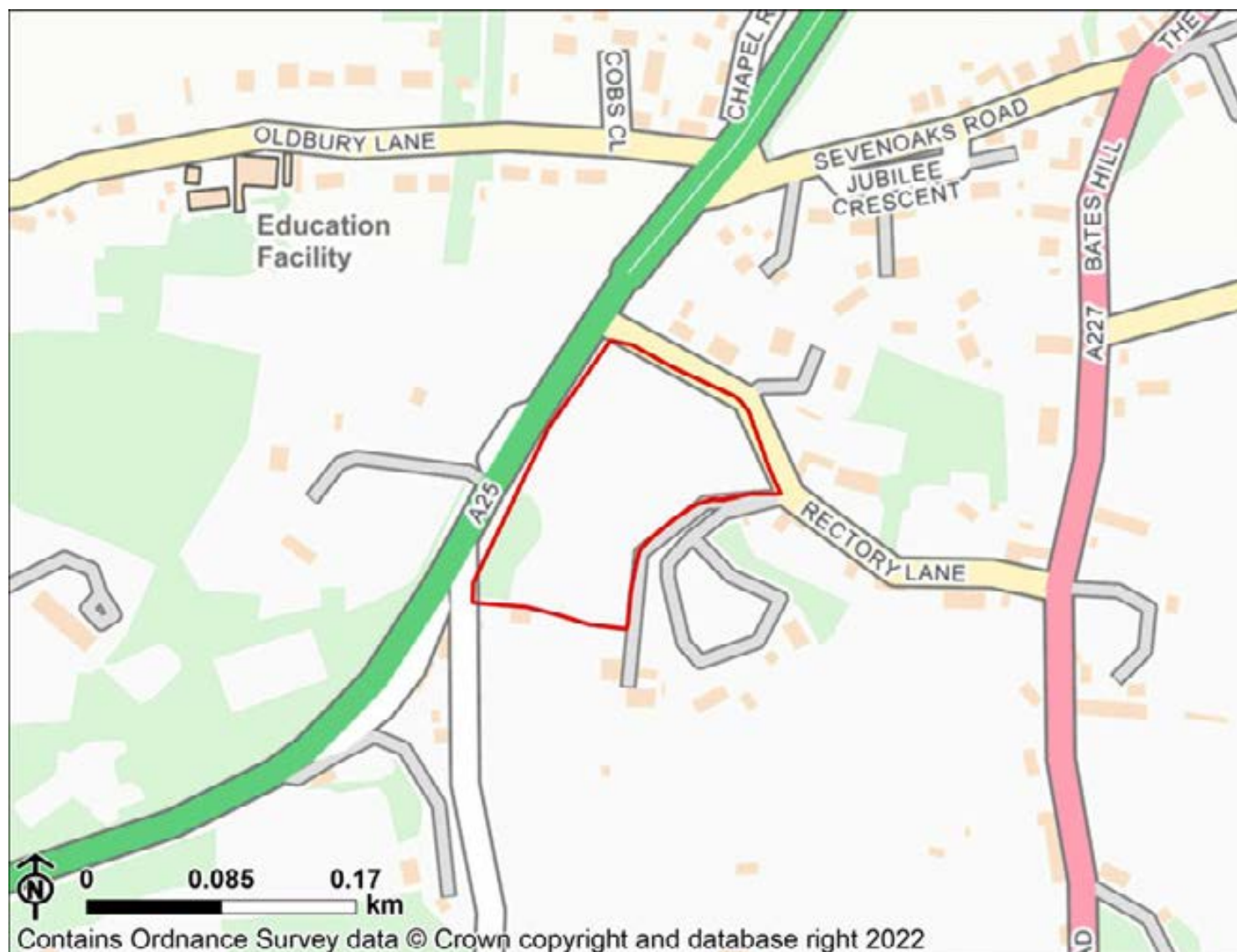
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59770

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Minor positive (+)

The site includes employment development smaller than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a

(high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

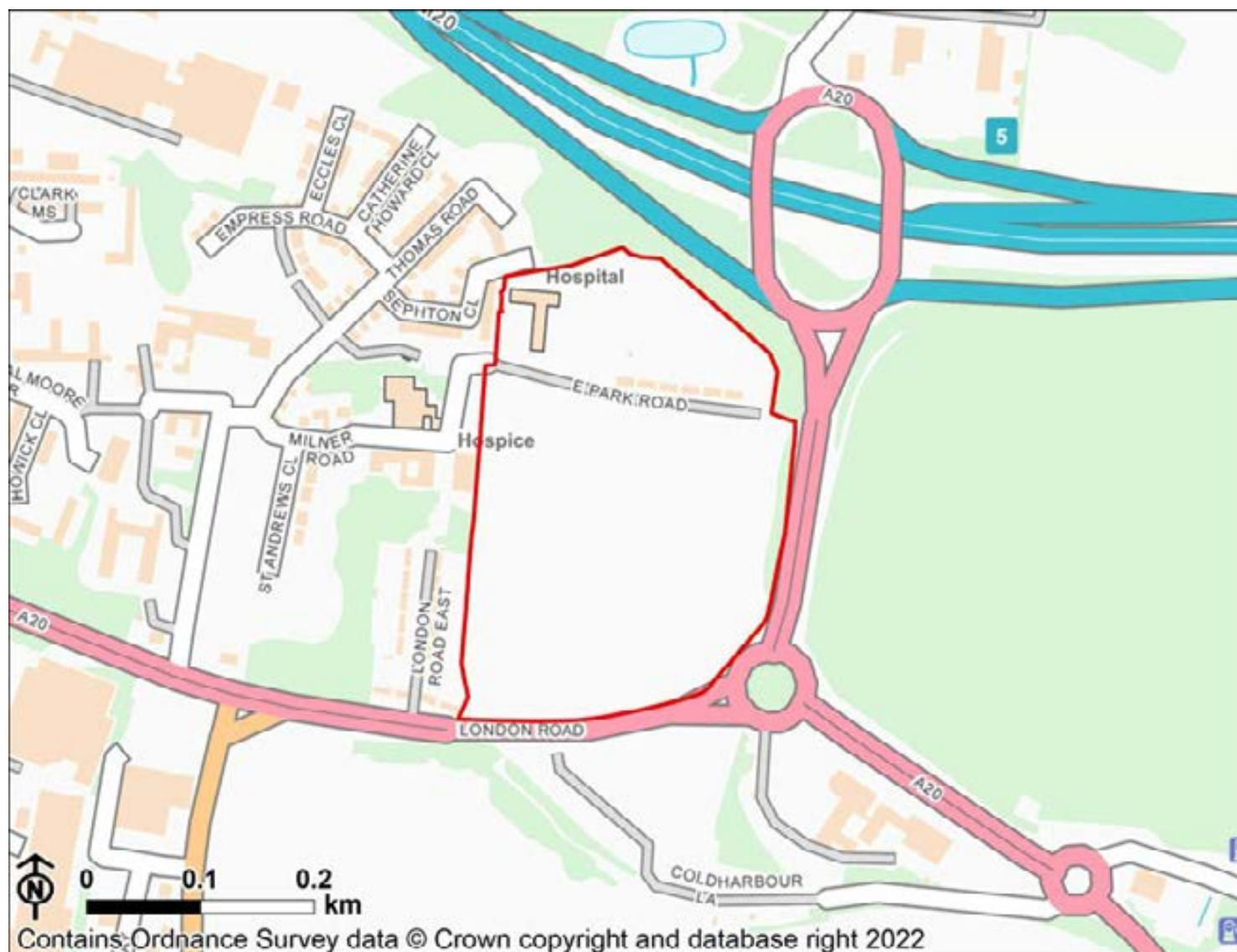
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59780

Mixed Use



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could

stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Significant negative (--)

The site is within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

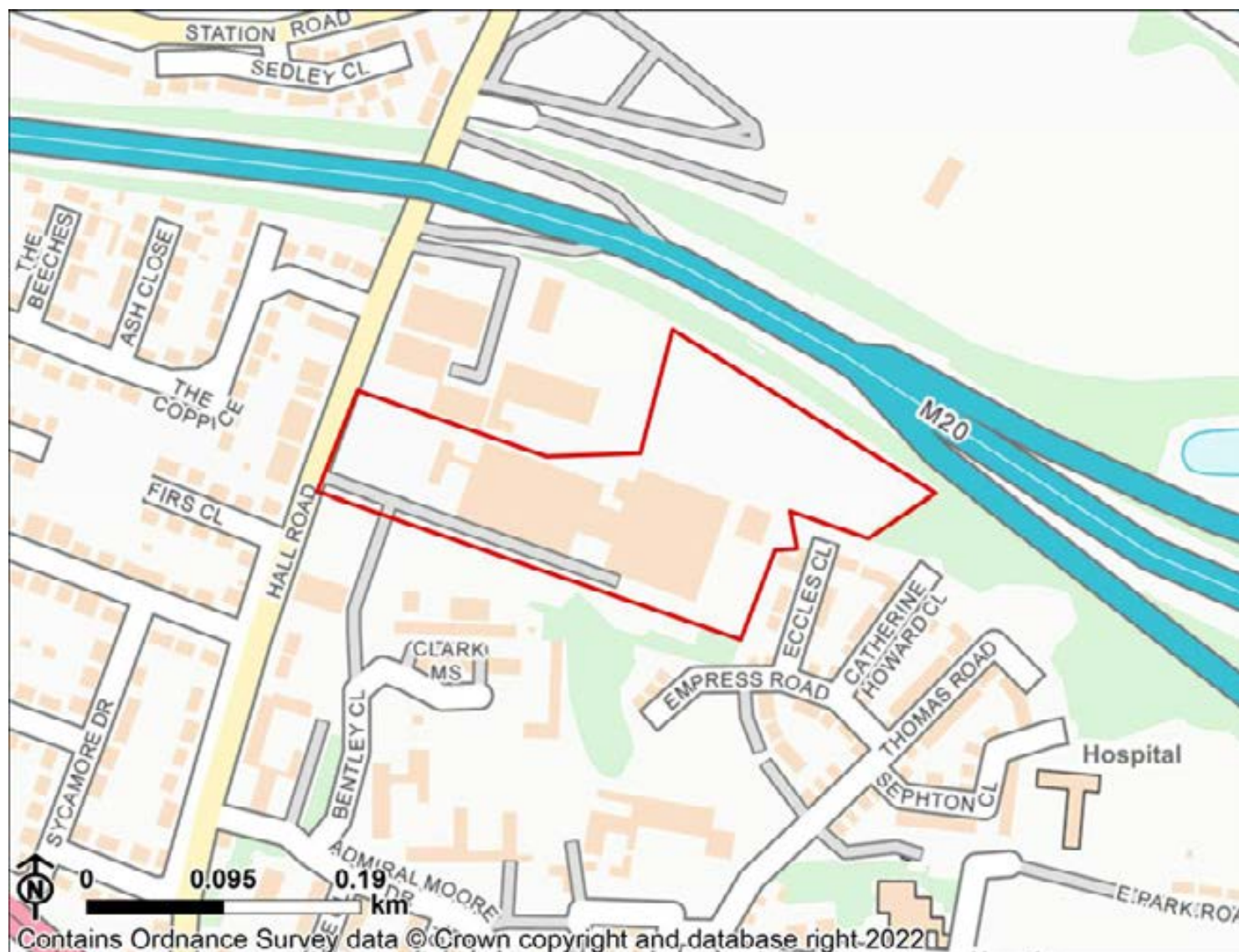
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59781

Mixed Use



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could

stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Significant positive (++)

The site includes employment development smaller than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

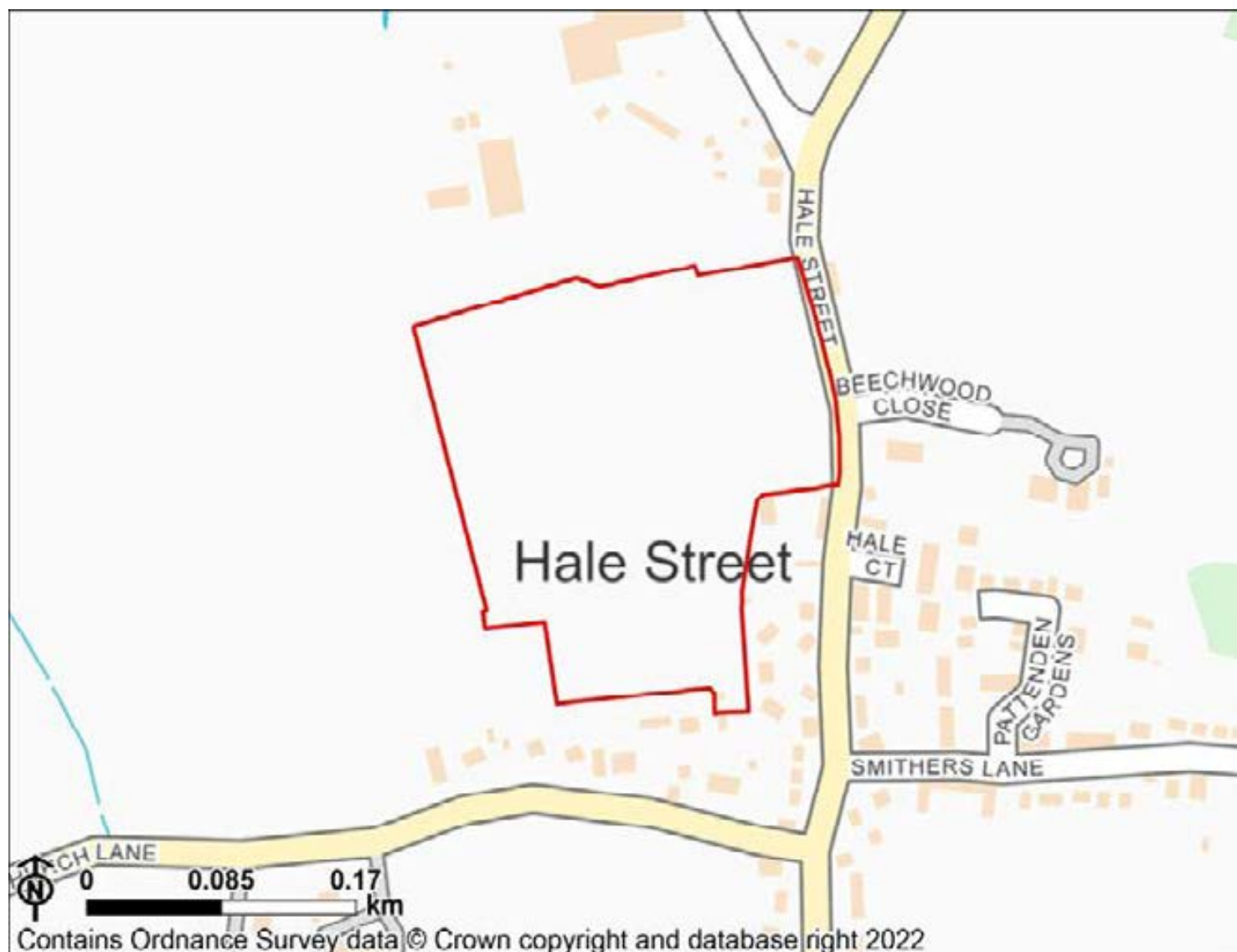
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59782

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

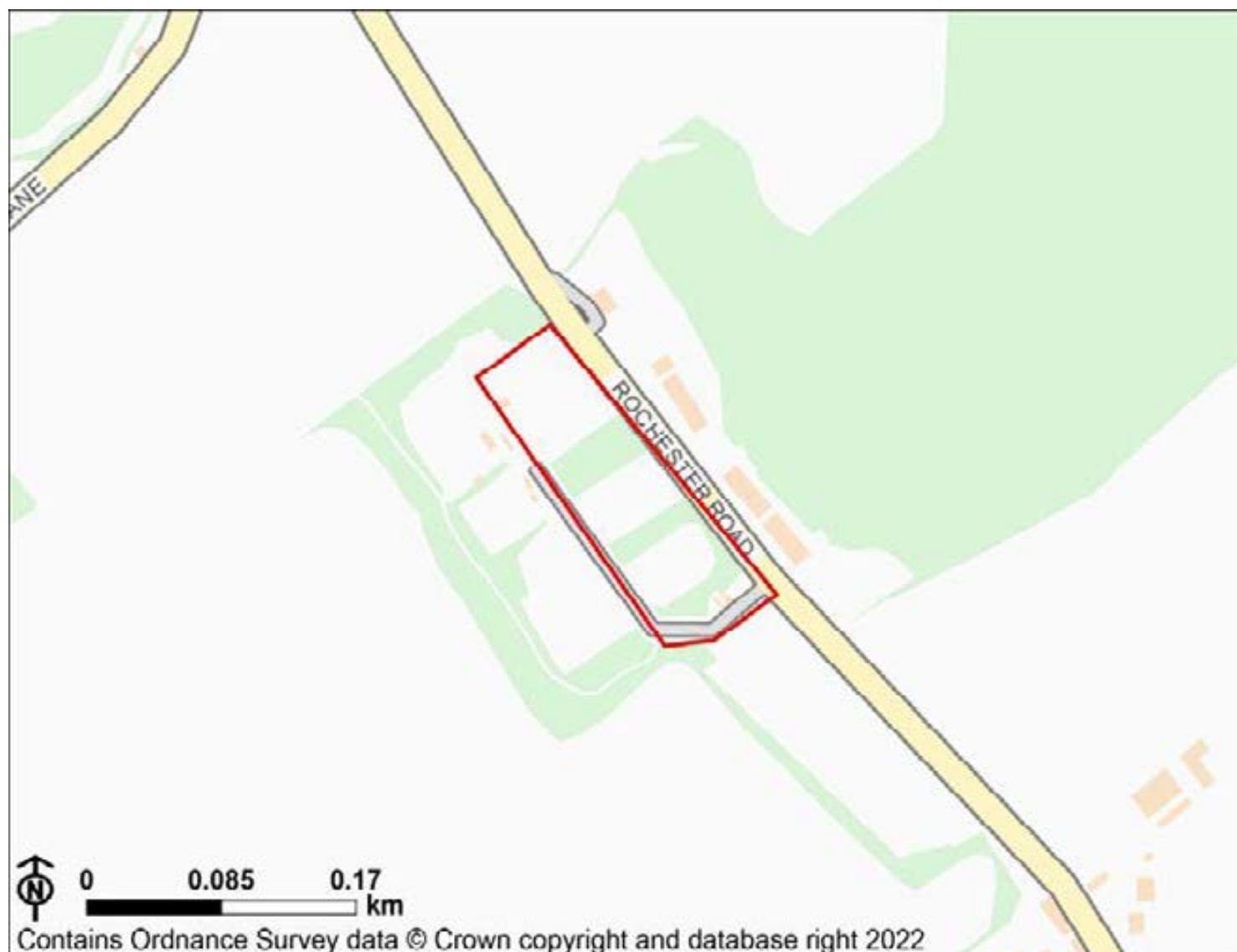
The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59787

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Minor positive (+)

The site includes employment development smaller than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

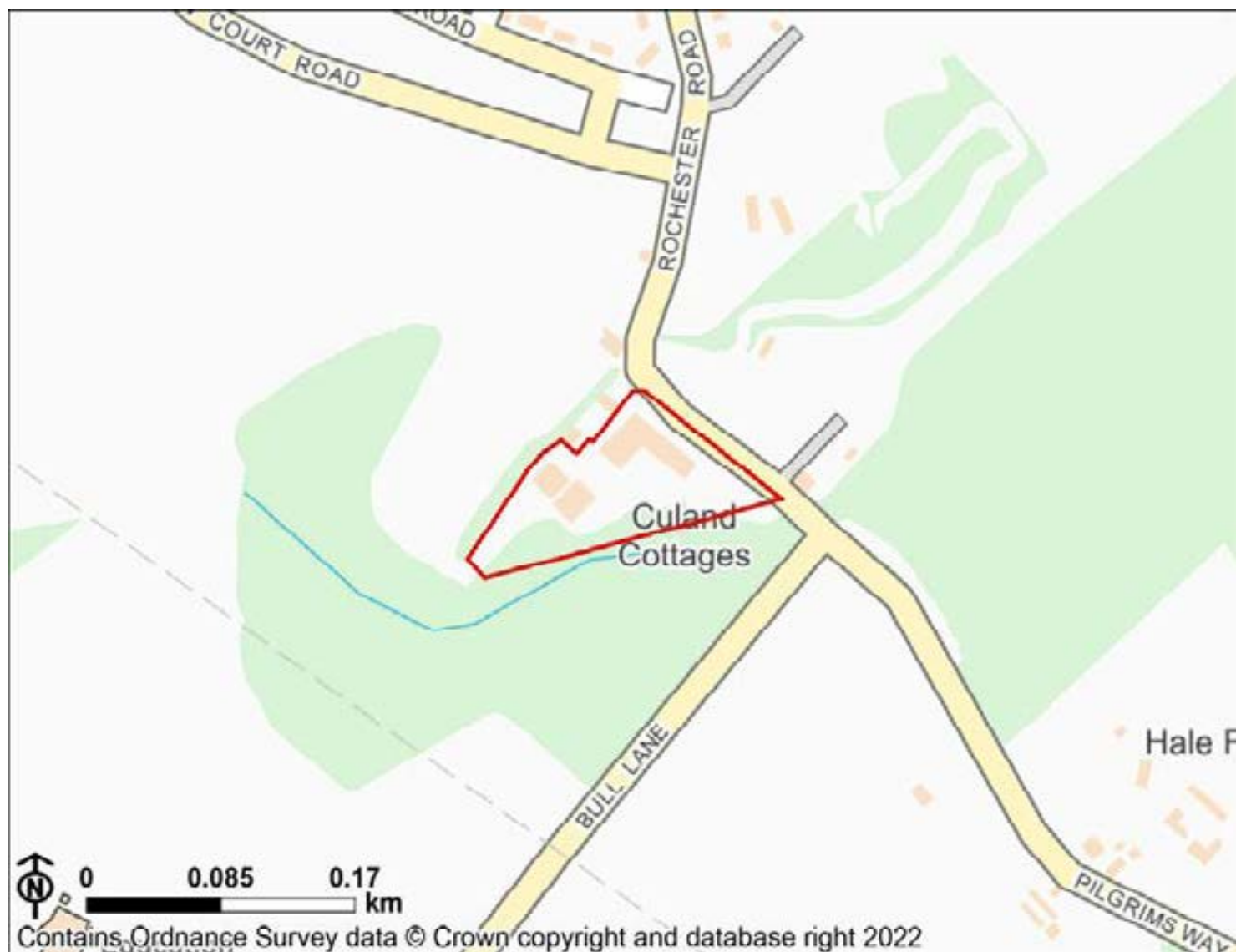
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59790

Mixed Use



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Minor positive (+)

The site includes employment development smaller than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

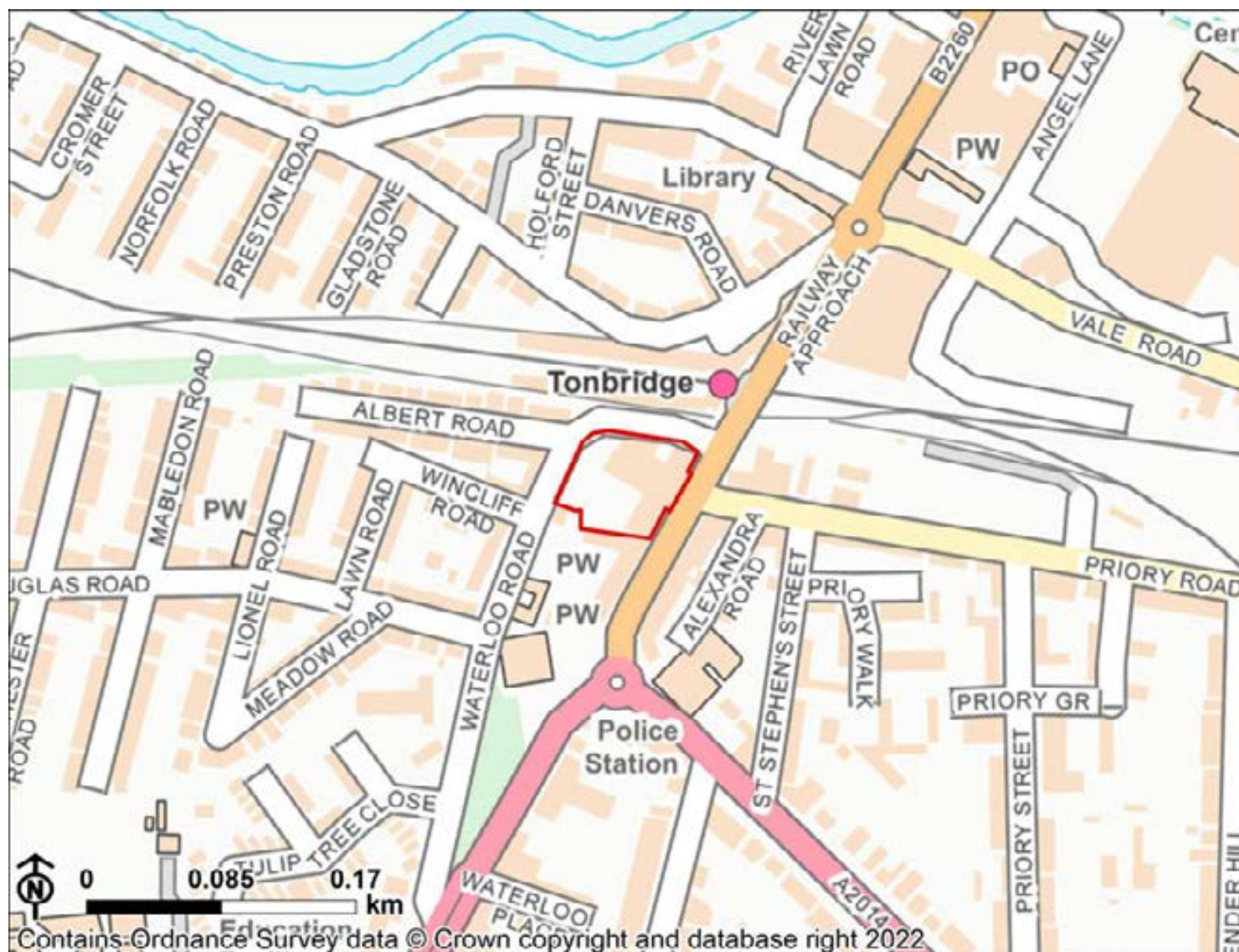
The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59796

Mixed Use



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Significant positive (++)

The site includes employment development smaller than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.
The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

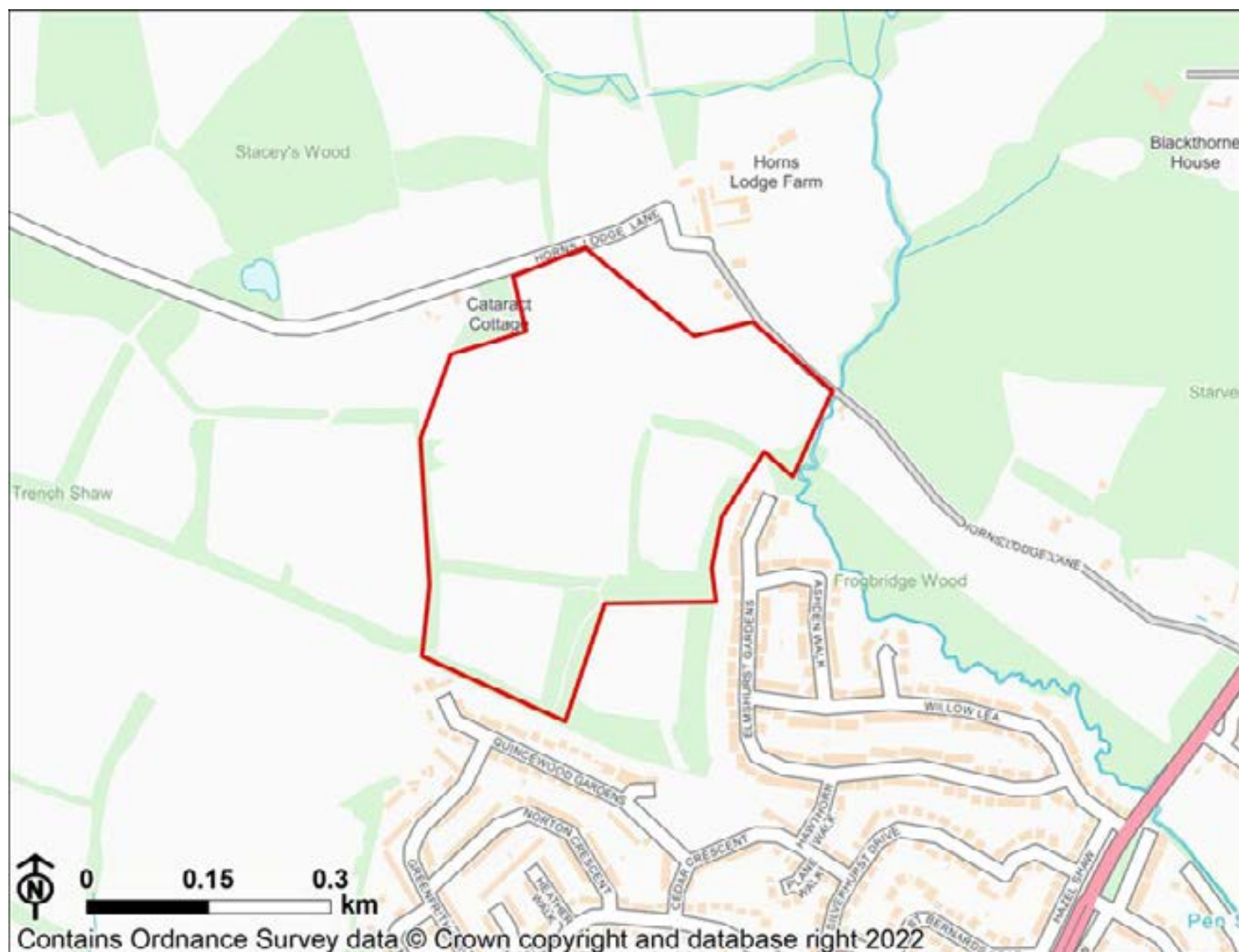
The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59801

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--) / Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard

against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

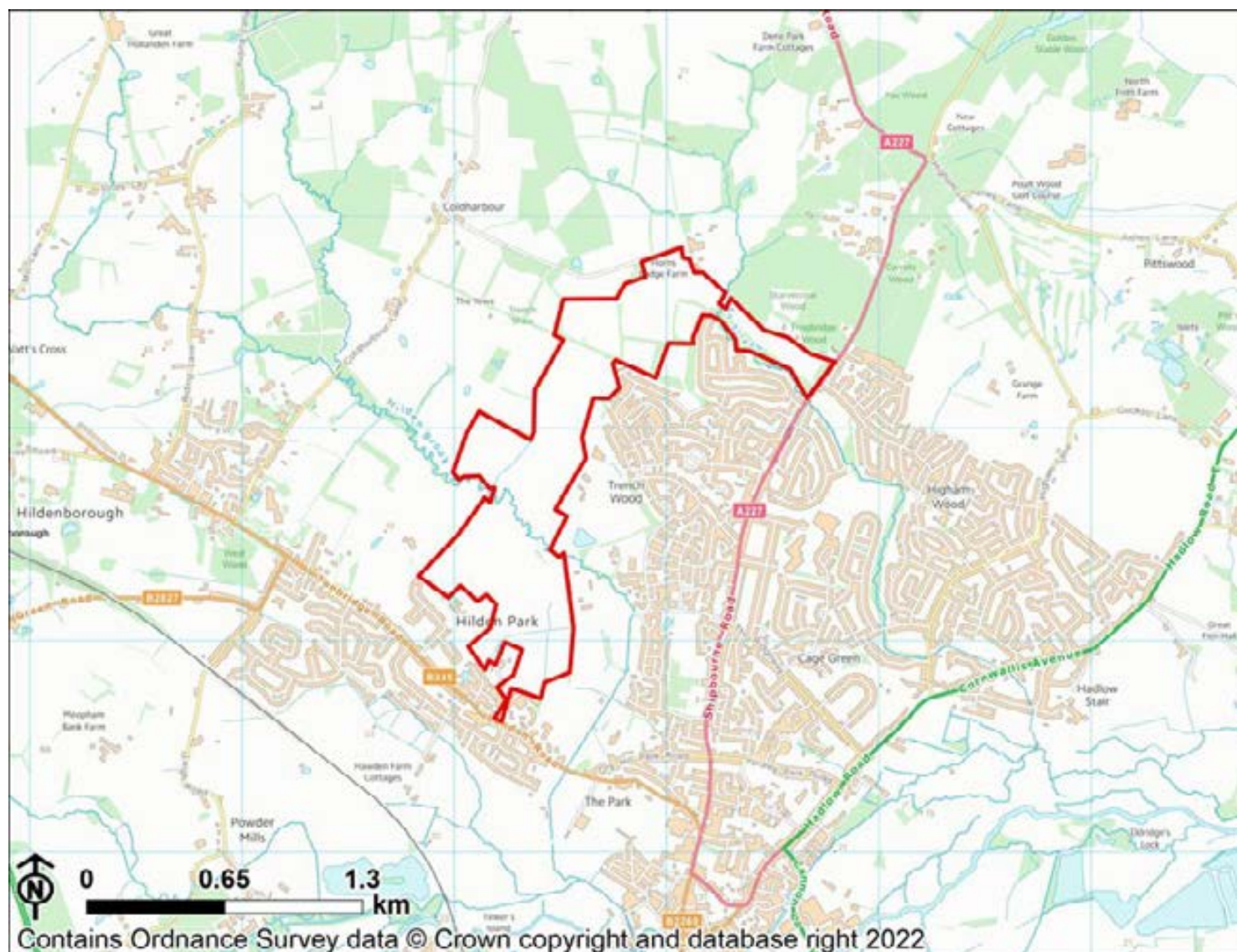
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59804

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

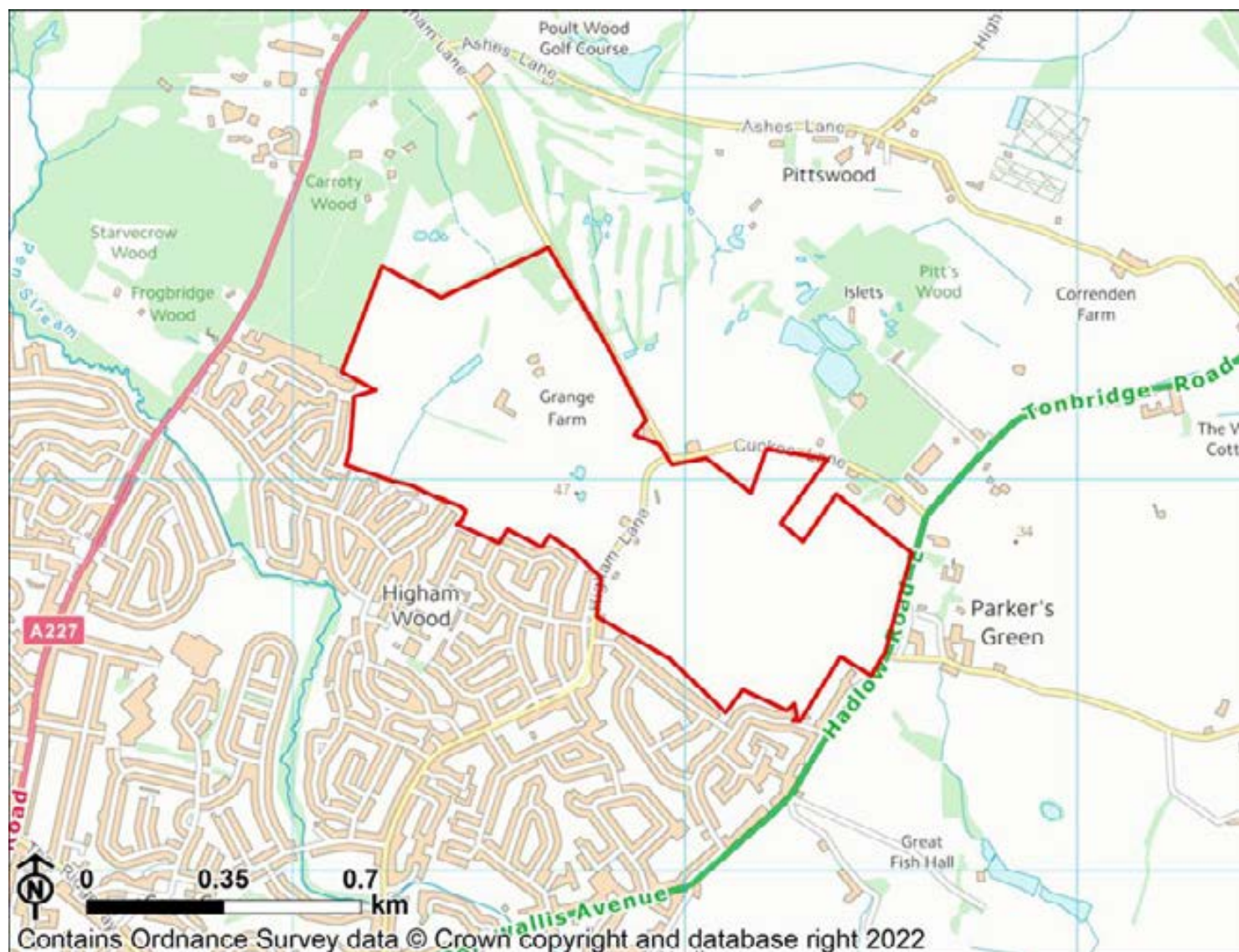
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59805

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--) / Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

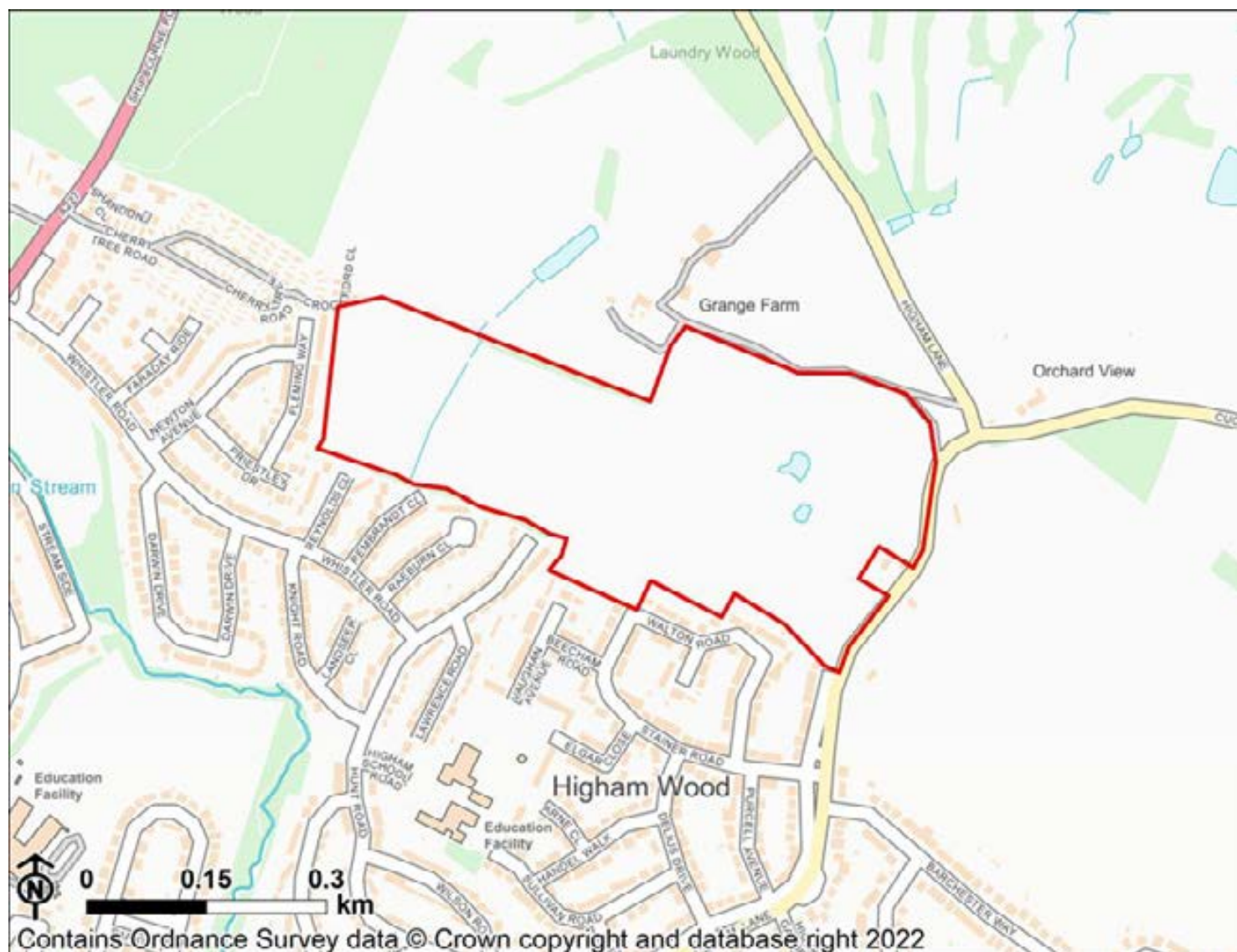
The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59809

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a

(high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

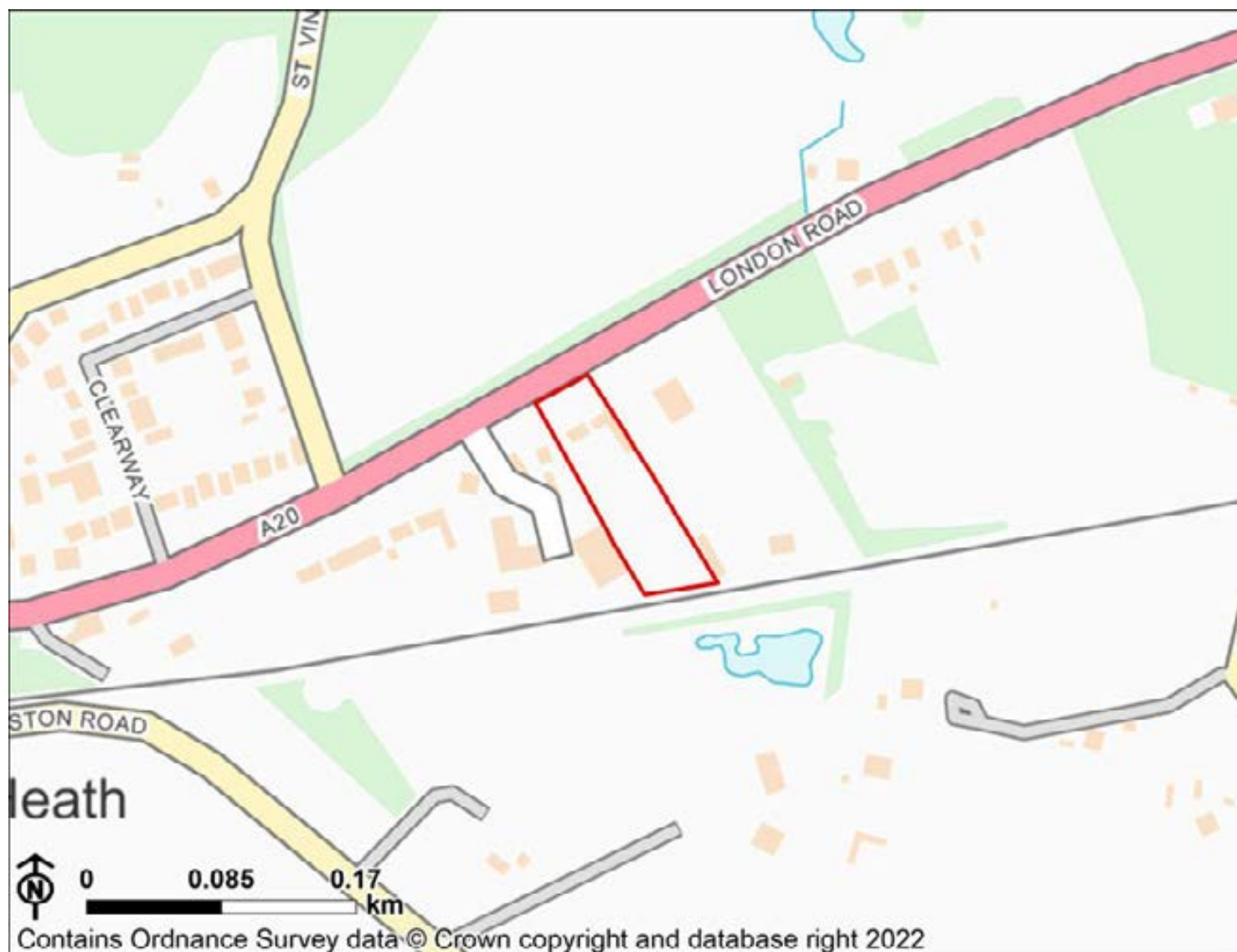
The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59812

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Negligible (0)

The site includes employment development smaller than 5ha in size.

The site is not within 800m of a train station or within 400m of a bus stop or cycle path.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59813

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2

agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

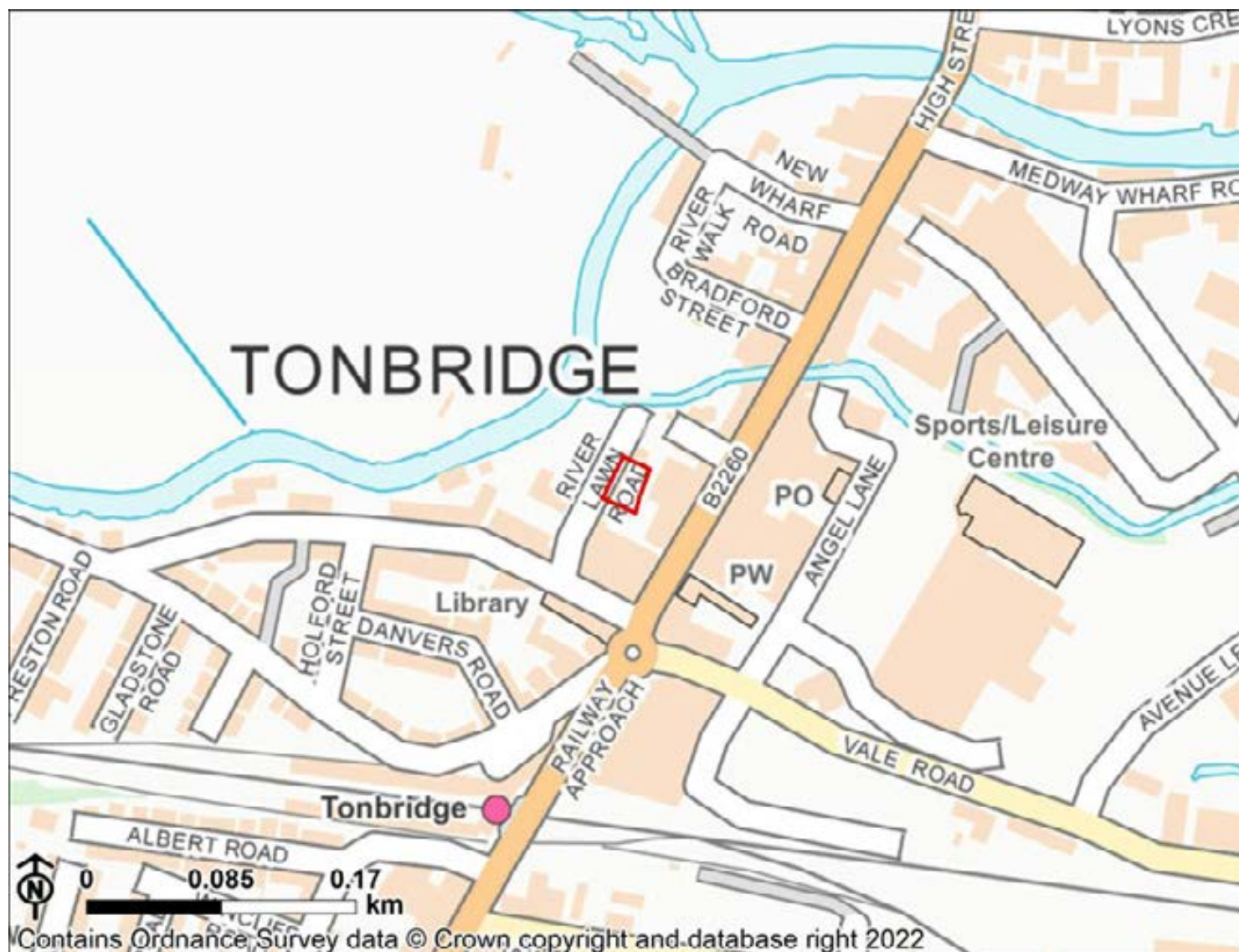
The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59815

Mixed Use



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Significant positive (++)

The site includes employment development smaller than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain negligible (0?)

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Significant negative (--)

The site is within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59816

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Minor positive (+)

The site includes employment development smaller than 5ha in size.
The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard

against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

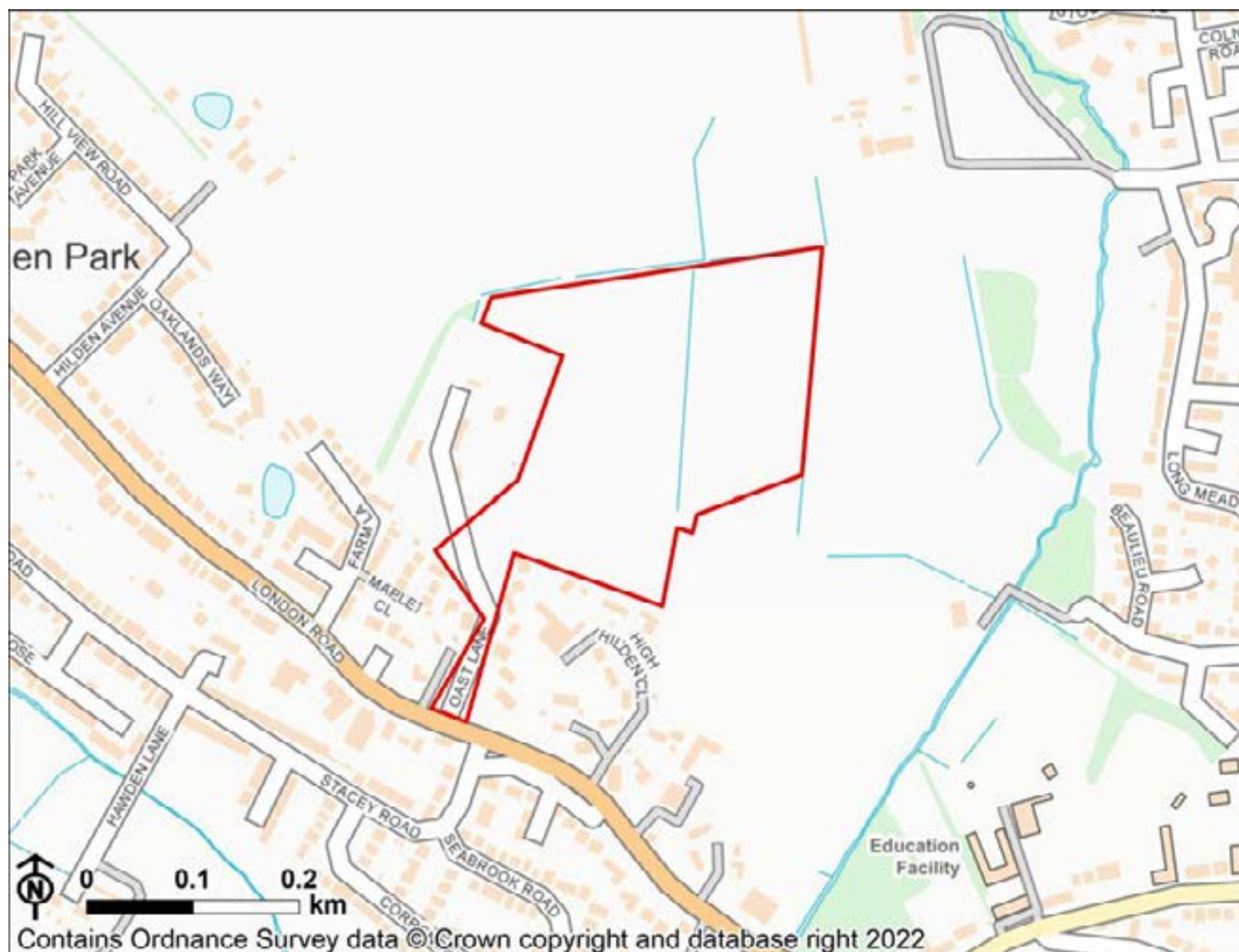
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59821

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59822

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Minor positive (+)

The site includes employment development smaller than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural

land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

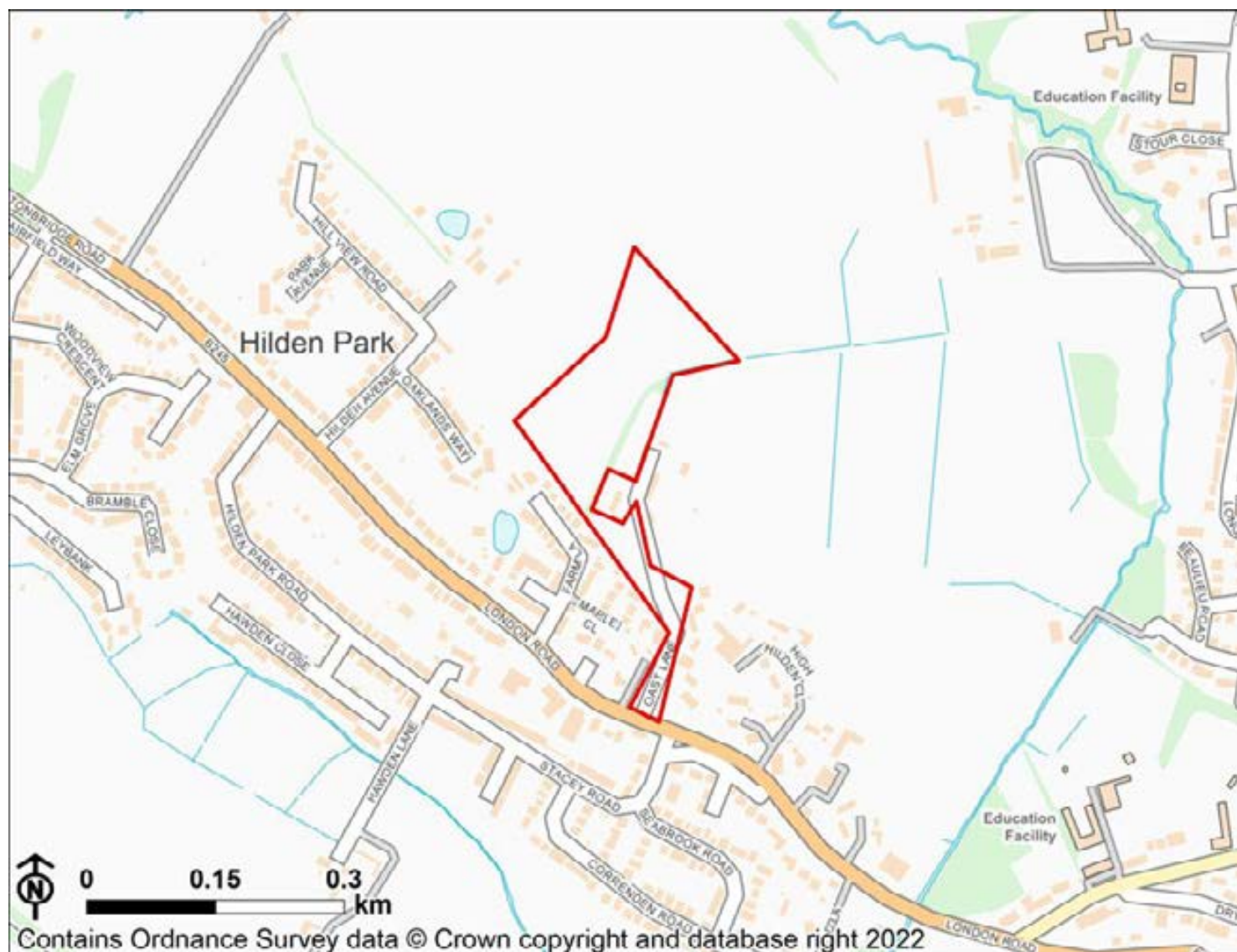
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59823

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Minor positive (+)

The site includes employment development smaller than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

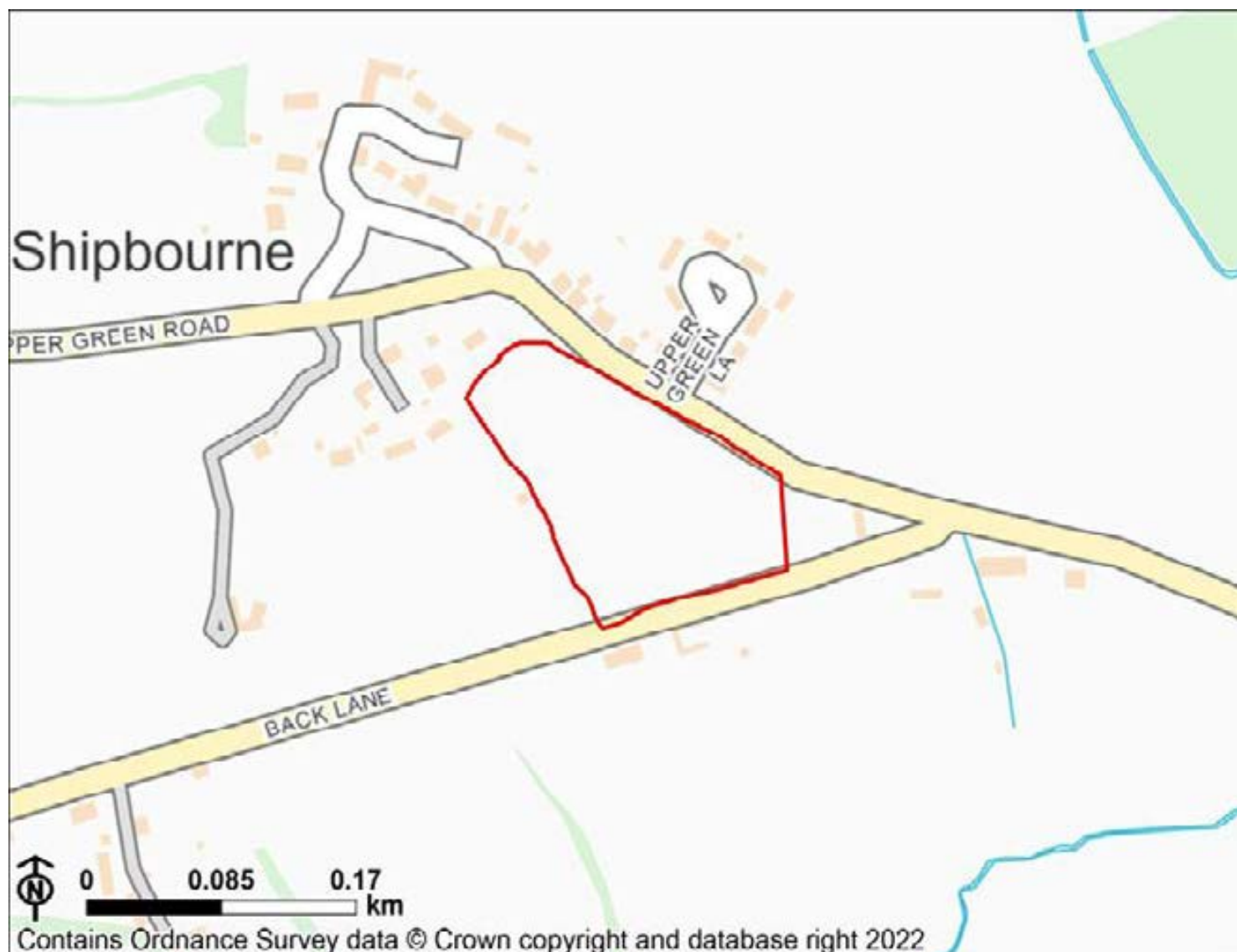
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59825

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Negligible (0)

The site includes employment development smaller than 5ha in size.

The site is not within 800m of a train station or within 400m of a bus stop or cycle path.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

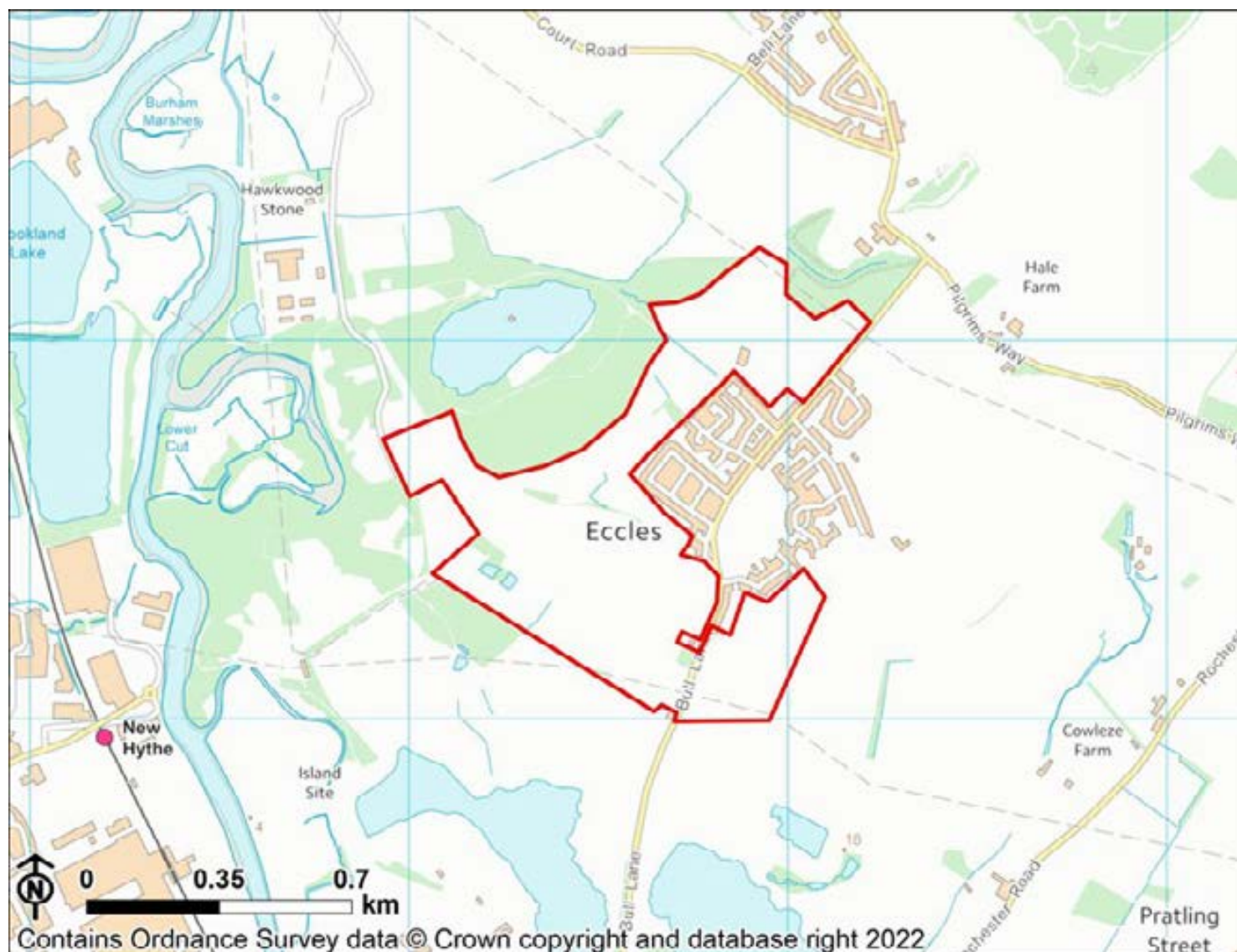
The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59826

Mixed Use



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59829

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Minor positive (+)/Significant positive (++)

The site includes employment development smaller than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

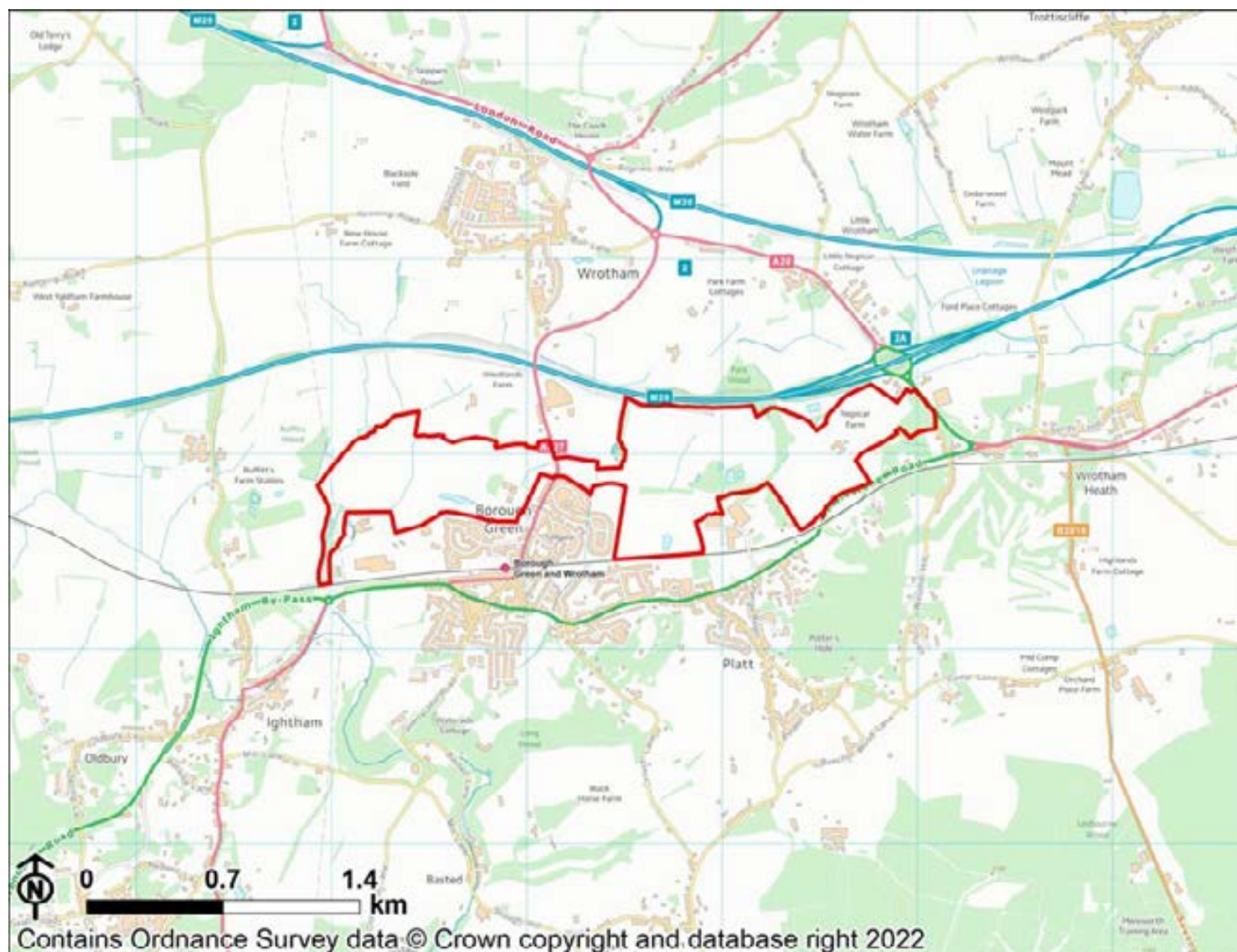
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59830

Mixed Use



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++?)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could

stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Significant positive (++)

The site includes employment development more than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59834

Mixed Use



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural

land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

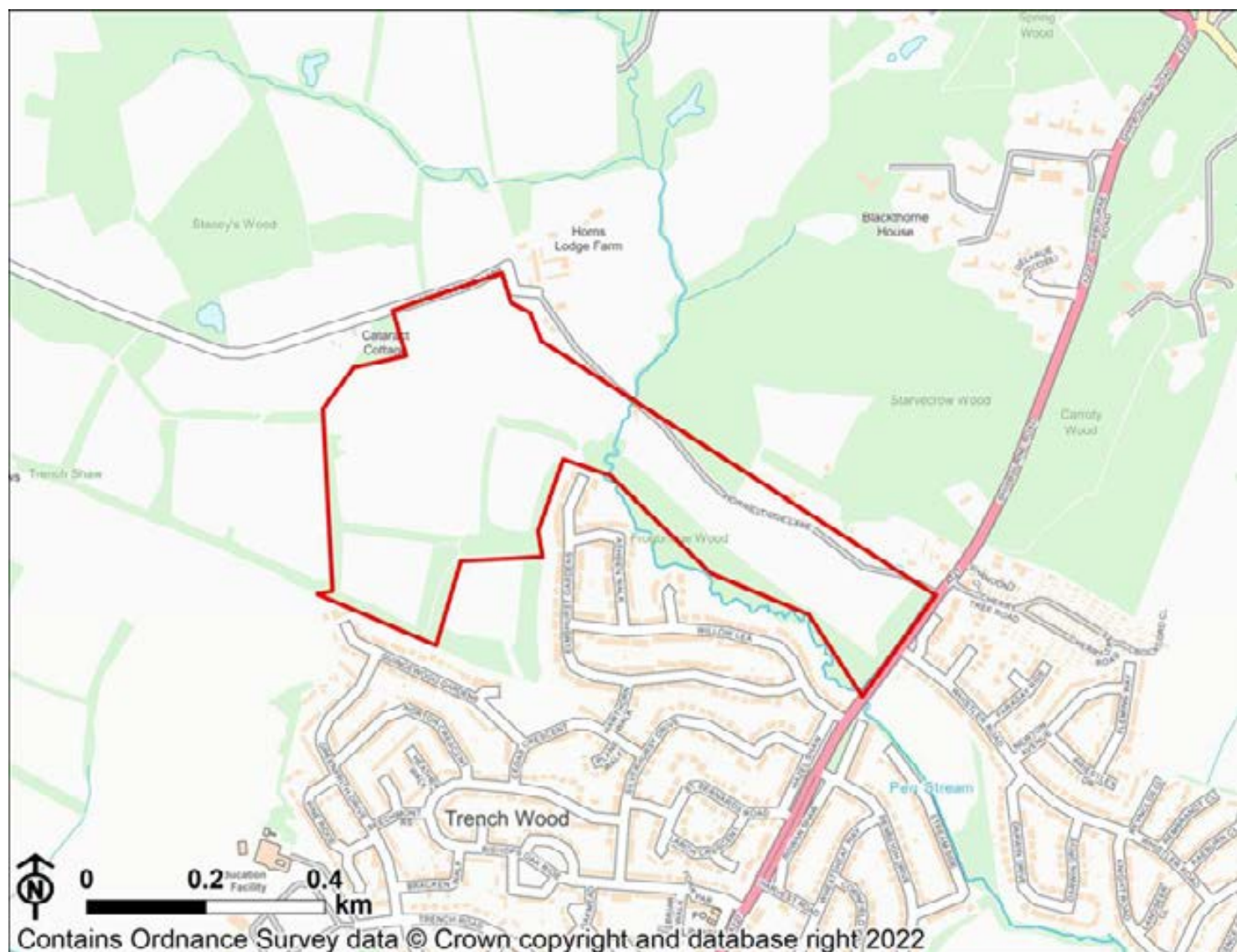
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59835

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

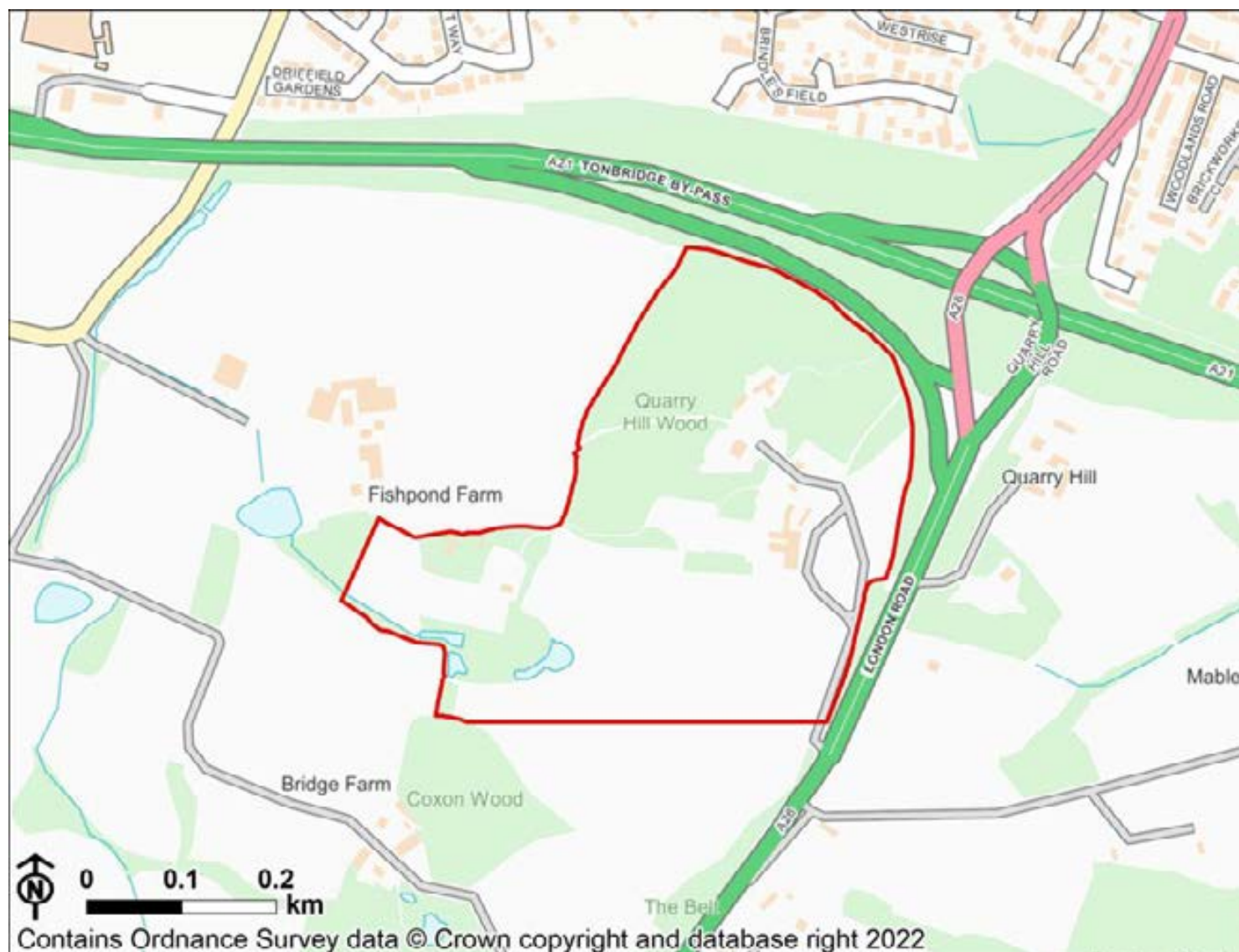
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59838

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to

minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

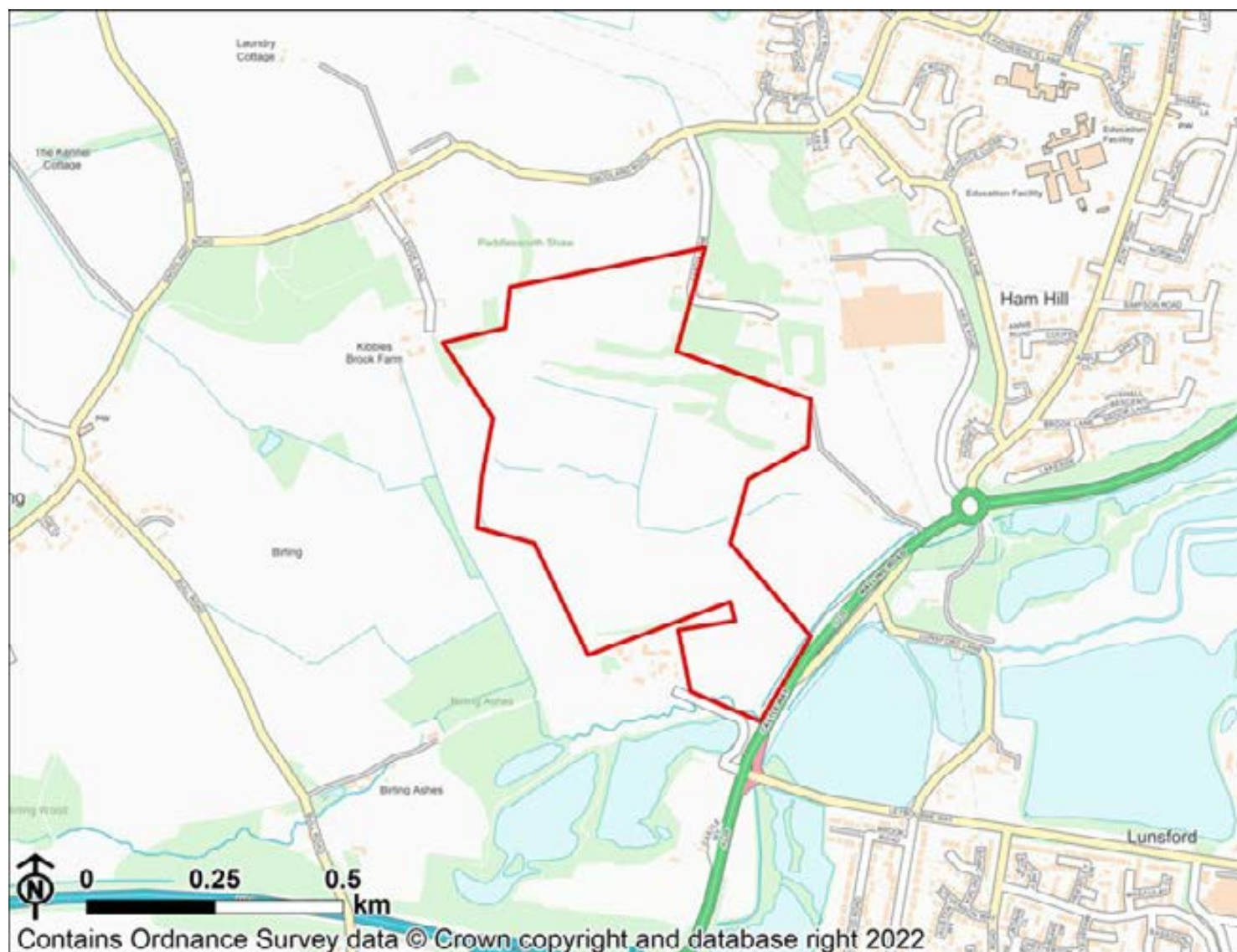
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59840

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--) / Uncertain significant negative (--)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59846

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

SA Objective 2: To improve equality and access to community facilities and services

Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Negligible (0)

The site includes employment development more than 5ha in size.

The site is not within 800m of a train station or within 400m of a bus stop or cycle path.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a

(high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

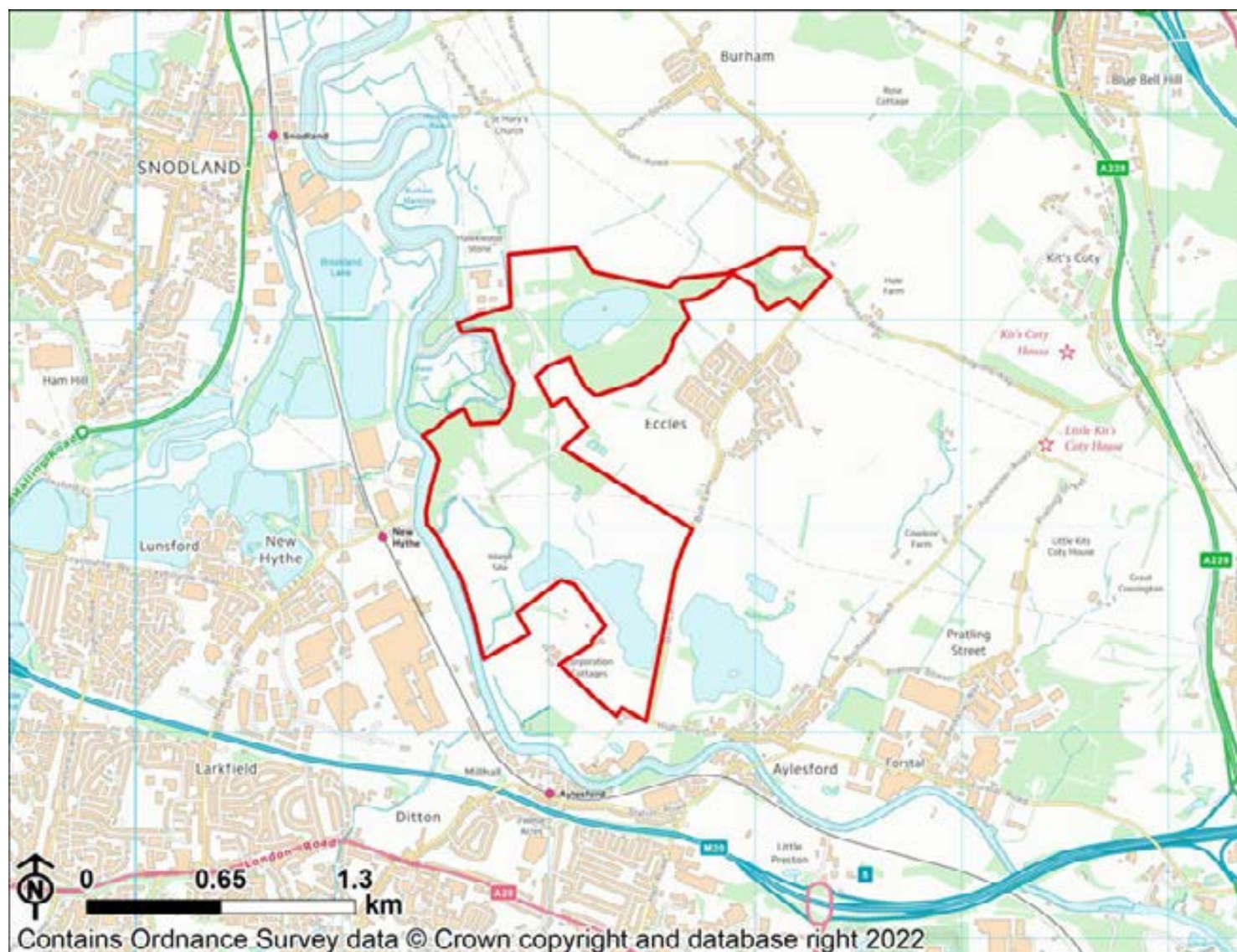
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59847

Mixed Use



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is withing 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Significant positive (++)

The site includes employment development more than 5ha in size.
The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

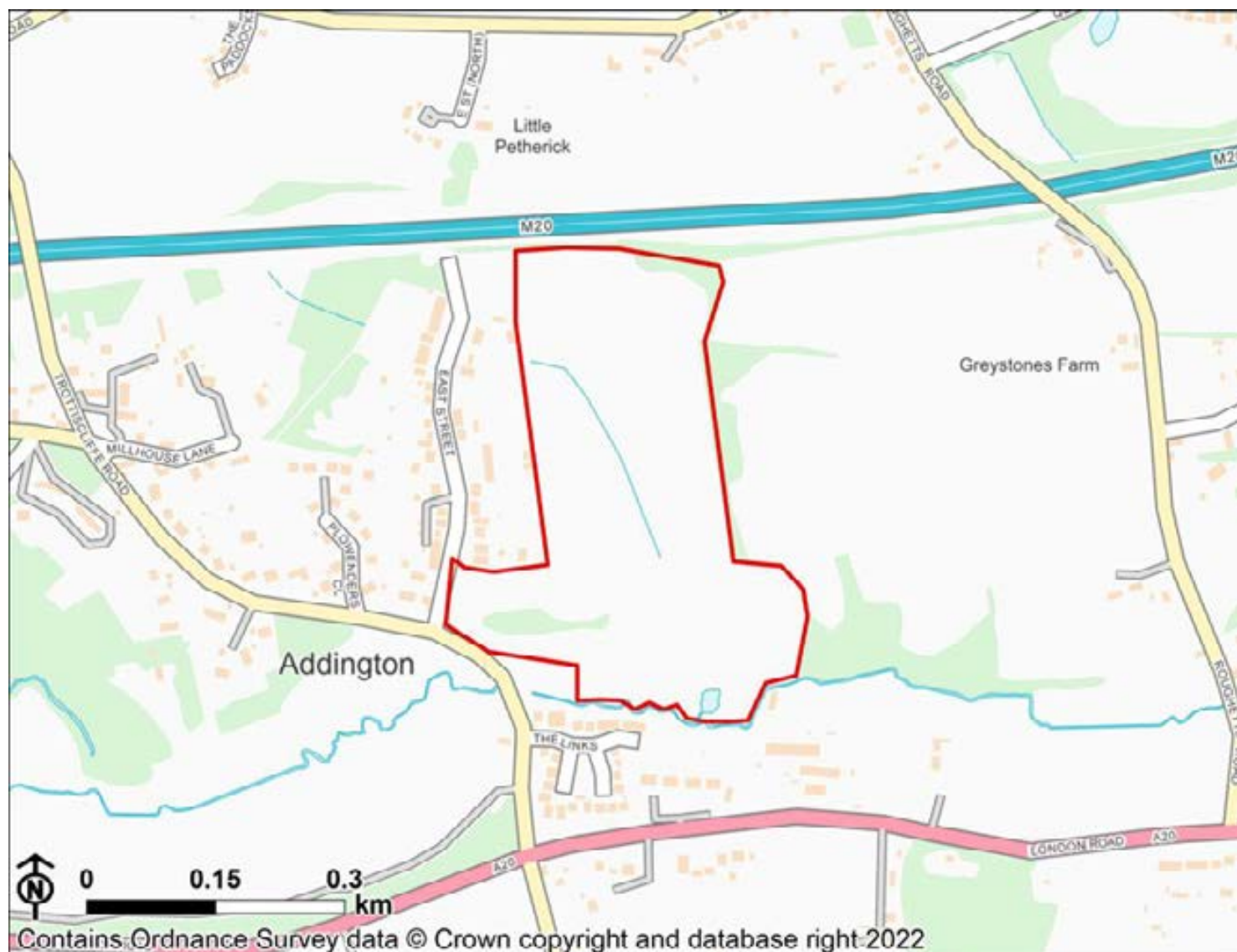
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)

Site 59850

Mixed Use



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Significant positive (++)/Minor positive (+)

The site includes employment development more than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Uncertain minor positive (+?)