

HAMBLETON
DISTRICT COUNCIL

Making life better

**HAMBLETON DISTRICT
LOCAL DEVELOPMENT
FRAMEWORK**

**SUSTAINABILITY APPRAISAL OF
CORE STRATEGY
DEVELOPMENT PLAN
DOCUMENT
NON-TECHNICAL SUMMARY**



Prepared for
Hambleton District Council
by
Land Use Consultants

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1. NON-TECHNICAL SUMMARY

INTRODUCTION

- 1.1. Hambleton District Council is reviewing the Hambleton District Wide Local Plan (HLP), to be replaced by a Local Development Framework (LDF), incorporating Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). The DPDs and SPDs included in the LDF need to be subject to sustainability appraisal (SA), under the Planning and Compulsory Purchase Act 2004. The SAs conducted must also meet the requirements for Strategic Environmental Assessment (SEA) in accordance with European Directive 2001/42/EC (also known as the SEA Directive).
- 1.2. This report constitutes the SA Report for the Hambleton District Council Core Strategy DPD. It has been produced alongside the emerging Core Strategy DPD, and is being published for consultation at the same time as the Core Strategy DPD Submission Draft to provide the public and statutory bodies with an opportunity to express their opinions on the SA Report and to use it as a reference point in commenting on the Core Strategy DPD. The Core Strategy DPD sets out the overall strategy for the Hambleton LDF and key policies against which development proposals will be assessed.
- 1.3. This SA, incorporating SEA, was undertaken in line with ODPM Guidance. The objective of the SEA Directive¹ is *'to provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development'*. According to the Government's guidance, SA includes a wider range of considerations, extending to social and economic impacts of plans, whereas SEA is more focussed on environmental impacts. A key output of the SA process is this SA Report which describes the plan being appraised, how the appraisal has been conducted, and the likely significant sustainability effects of implementing the plan.
- 1.4. Throughout this report the term 'SA' refers to Sustainability Appraisal incorporating the requirements of Strategic Environmental Assessment.

¹ European Parliament and Council of the European Union (2001). *Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.*

METHODOLOGY

- 1.5. The ODPM's draft SA guidance specifies a number of stages of work that have to be undertaken to comply with the SEA Directive. The first three stages have been completed and are documented in this SA Report.

Stage A – Setting the context and scope

- 1.6. This stage was completed in two parts. First, a Stage 1 Report was conducted in February 2004² and involved conducting a review of other plans, strategies and studies relevant to the preparation of the Core Strategy DPD, development of an appraisal framework including objectives, characterisation of Hambleton and identification of key sustainability issues, and an assessment of the Vision and Spatial Strategy and strategic alternatives being considered for the DPD. This work was considered at a consultation workshop.
- 1.7. Following completion of this work, the new Planning and Compulsory Purchase Act came into effect introducing a statutory requirement for SA, the ODPM produced draft guidance on SA, and the SEA Directive also came into force. The Stage 1 Report was therefore reviewed with these changes in mind and a SA Scoping Report was prepared.
- 1.8. The Scoping Report was sent to the four SEA 'Consultation Bodies' (i.e. the Countryside Agency, English Heritage, English Nature, Environment Agency), those involved in the stakeholder consultation group in Stage 1, plus the Government Office, Regional Assembly and neighbouring authorities for a five week consultation. Changes were then made to the objectives of the SA framework to incorporate stakeholder feedback.

Stage B: Developing and refining options

- 1.9. Strategic options for the Core Strategy DPD were identified and appraised against the SA Framework early in the SA process. The findings of this process were included in the Stage 1 Report in February 2004. Subsequently, Hambleton District Council identified issues and options for the Core Strategy DPD. The options were appraised in parallel with their preparation and a SA Report prepared setting out the findings of the appraisal of emerging options. This was published for consultation in April 2005 alongside consultation on the Issues and Options Report.

² Integrated Sustainability Appraisal/Strategic Environmental Assessment of Hambleton Local Development Framework. Stage 1 Report: Vision and Spatial Strategy (Land Use Consultants, February 2004)

Stage C: Appraising the effects of the Preferred Options

- 1.10. This stage involved identifying the Preferred Options for the Core Strategy by predicting and assessing the likely significant effects of the reasonable alternatives available, including the potential mitigation measures and measures for maximising beneficial effects. This stage also involved developing proposals for monitoring to establish the means by which the sustainability performance of the plan can be assessed over time.

Stage D: Consultation on Preferred Options and final SA

- 1.11. Hambleton District Council issued the SA Report of Preferred Options alongside the statutory six-week pre-submission public participation stage of the DPD, during July and August 2005. This consultation was designed to comply with the Statement of Community Involvement and requirements of the SEA Directive.

This revised SA Report of the Core Strategy Submission Draft takes account of any significant changes made to the DPD as a result of the public consultation, and includes additional appraisal work in response to stakeholder comments. The Core Strategy DPD and revised SA Report are now submitted to the Secretary of State for Examination in public.

Stage E: Monitoring implementation of the DPD

- 1.12. This final SA Report sets out recommendations for monitoring the sustainability effects of the Core Strategy DPD. Recommendations for a process for dealing with adverse or unexpected effects is also included in this SA Report.

CHARACTERISATION OF HAMBLETON AND KEY SUSTAINABILITY ISSUES

Overview

- 1.13. Hambleton is one of the largest Districts in England. It is essentially rural in character and includes part of the North York Moors National Park. Northallerton and Thirsk are the main towns in the District, and are supported by three other market towns of Bedale, Easingwold and Stokesley. The majority of the 84,111 population (58%) live outside these towns. There are over 130 villages in the District, with nearly a third (30%) containing less than 100 people. Outside the settlements land use is almost wholly agricultural, and this is a dominating influence on the landscape. The Vales of Mowbray and York form the lowland landscape which dominates the District, with their fertile and intensively farmed arable land. To the east a steep escarpment gives way to the upland landscape of the North York Moors National Park. To the southeast the more gentle landscape of

the Howardian Hills is designated as an Area of Outstanding Natural Beauty (AONB).

- 1.14. The District is relatively prosperous, with unemployment levels roughly half the national average. There are low levels of deprivation, with the District ranked in the bottom quartile of districts in terms of indices of deprivation in the UK.
- 1.15. To the north are the urban areas of Teesside and Darlington, and to the south are Harrogate and the City of York. These large urban centres have a significant socio-economic influence on the District. The most southern point of the District encompasses a section of the York Green Belt, which surrounds the settlement of Shipton.
- 1.16. Key environmental issues for Hambleton include:
 - Need to protect existing high quality landscape and enhance lower quality landscape
 - Relatively low nature conservation value due to deteriorating effect of agricultural activities
 - Need to improve the number and diversity of biodiversity sites
 - Need to conserve the historic environment for future generations
 - High quality built environment under pressure from development
 - Re-use of land within settlements to avoid sprawl
 - Noise pollution and its potential to increase with airfield expansions
 - Impacts of climate change
 - Potential risk of flooding
 - Potential to develop appropriate forms of renewable energy in the right locations to offset greenhouse gas emissions
- 1.17. Key economic issues in Hambleton include:
 - Provision of a suitable range of employment land and premises
 - Provision of training to improve skills
 - Renaissance of market towns
 - Diversification of the rural economy

- Reducing out-commuting
- Diversity of employment including more manufacturing and knowledge based employment and higher quality jobs
- Need to address the digital divide (those with/without broadband access)

1.18. Key social issues in Hambleton include:

- Fear of crime
- Needs of young people e.g. affordable housing, local jobs
- Need for affordable housing for local residents
- Ageing population
- Education and skills/training to support local employment
- Rural service provision
- Need to speed up the roll-out of broadband
- Need for community-led social enterprises

1.19. Key transport and access issues for Hambleton include:

- Need to address transport and access barriers faced by elderly and young people, people with disabilities and the socially/economically disadvantaged.
- Heavy dependency on the private car
- Poor provision of public transport particularly in rural areas
- Reverse commuting between Hambleton and surrounding urban areas

REASONABLE ALTERNATIVES CONSIDERED

1.20. Production of the Core Strategy DPD Preferred Options has involved the development and appraisal of a number of alternatives at different stages in the process. In accordance with the ODPM's draft SA guidance, a SA Framework, including SA objectives, was devised to provide a framework for describing, analysing and comparing the sustainability effects of alternatives.

1.21. This commenced with the work undertaken in early 2004, when the main alternative considered was between:

- Concentrating development within the market towns.

- Dispersing development evenly between the towns and villages.
- 1.22. The appraisal of these options, plus associated Strategic Objectives to the spatial strategy, housing, employment, market towns regeneration, and rural regeneration, were submitted in LUC's Stage 1 'Vision and Spatial Strategy' report dated February 2004.
- 1.23. Broad issues and options for the Core Strategy were appraised in April 2005. This appraisal helped to inform the development of the Core Strategy Preferred Options.
- 1.24. Hambleton District Council has been receptive to recommendations made through the options development process and is to be congratulated on a number of positive changes that have been made to the DPD as a result. These include:
- The baseline information for the LDF has been improved through undertaking a number of background studies.
 - The suggestion that the Core Strategy sets out a set of sustainability objectives has been taken on board.
 - The Spatial Principles acknowledge the influences of surrounding urban and rural areas e.g. York, Teesside.
 - There is now a clearer level of priority for affordable housing within and outside market towns which, coupled with policies for higher-value employment development, will work towards helping to retain the younger population.

CHOICE OF PREFERRED OPTION

- 1.25. The majority of alternative options presented in the Core Strategy Preferred Options relate to 13 alternatives to the three preferred spatial principles. Each policy of the Core Strategy DPD has been appraised alongside alternative options not selected by Hambleton District Council. The results of this process are presented in **Appendix 6**³ which has been produced as a separate report.
- 1.26. The appraisal of alternatives has shown that none of the alternatives proposed offer significant sustainability advantages over the preferred options set out in the Core Strategy DPD.

³ Hambleton District Local Development Framework Sustainability Appraisal. Sustainability Appraisal of Core Strategy Development Plan Document. Sustainability Appraisal matrices for Core Strategy Submission Draft policies and alternatives (Land Use Consultants, December 2005).

However, comparison of effects of preferred policy options with alternatives has helped to inform recommendations under each policy, particularly where alternatives have scored positively against specific objectives of the SA Framework.

LIKELY SIGNIFICANT EFFECTS OF THE CORE STRATEGY DPD SUBMISSION DRAFT

- 1.27. Below is a summary of the key likely significant positive and negative effects of the Hambleton Core Strategy DPD identified in the SA and recommendations for strengthening the DPD and its policies.

SIGNIFICANT POSITIVE EFFECTS

Maintaining and enhancing landscape and townscape quality

- 1.28. The Spatial Principles generally direct development away from the most sensitive landscapes, although the 'Area of Opportunity' in the centre of the District does include an area to the north and east of Northallerton which was designated as a Special Landscape Area under the previous Local Plan. The scale of development directed towards each settlement under the Settlement Hierarchy (SP3) is in general accordance with the existing settlements' size, suggesting that the general form and character will be retained. Policy CP1 sets out clear criteria that aim to promote and encourage development that enhances landscape and townscape quality. Retail development is to be focused on hierarchy of five market towns and their catchments and is required to respect the character of the environment. Policy CP4 places strong restrictions on the type of development that will be allowed outside of settlement Development Limits. Policy CP17 promotes high quality design in the local context, including urban design, landscape and social activities in the area.

Protecting and enhancing the diversity and abundance of flora and fauna and geological interests

- 1.29. Focussing employment development on the five market towns should help ensure designated sites of nature conservation value are protected. Policies CP1 and CP16 encourage development to protect and enhance environmental assets.

Preserving and enhancing the District's historic environment

- 1.30. Provision for regeneration of market towns and development in town centres, which maintains and retains architectural and historical interest, will be beneficial to existing listed buildings, conservation areas, which are highly valued by residents and

tourists. Policy CP1 and CP16 also support developments that promote and encourage distinctiveness, character, townscape, setting of settlements, and historic and cultural features of acknowledged importance.

Ensuring new development is located in the most sustainable locations that are appropriate to settlement character

- 1.31. The draft Core Strategy is based on a sound locational strategy for housing, employment and retail uses and is likely to have a number of significant positive effects as a result. Development is directed to settlements where there is likely to be future demand and capacity for increased employment activity. Policy CP1 includes a criterion to encourage mixed-use development which will help to encourage sustainable local communities and reduce the need to travel. Policy CP13 sets out a range of objectives for making the most efficient use of land resources e.g. re-using vacant and underused land and existing employment floor space. Rural regeneration policy supports improvements to public transport which should help to improve links between rural areas and market towns. Excessive intensification of town centres should be avoided through the implementation of Policy CP19, which aims to maintain and improve open space provision.

Encouraging prudent use of natural resources

- 1.32. Policy CP1 specifically includes protection and enhancement of the natural environment, minimisation of energy consumption, and promotion and encouragement of the conservation of scarce resources and quality of natural resources, including water, air, soil and biodiversity. Policies CP4 and CP7 aim to encourage the use of brownfield land and re-use of existing buildings. Policy CP18 aims to minimise the use of natural resources and maximise the potential for renewable resource use. There is also support for small-scale renewable energy schemes in rural areas.

Minimising climate change and its effects on the population

- 1.33. Additional development will inevitably generate some additional greenhouse gas emissions. The key to success is whether the aims of Spatial Principles and other policies in the DPD (e.g. Policy CP2), such as reducing the amount of out-commuting, will off-set any increases arising. More importantly, the District has to reduce its greenhouse gas emissions in order to contribute to international agreements on climate change. Policy CP18 aims to maximise the use of renewable resources in new development and CP21 aims to protect the population from flooding.

Encouraging conditions which facilitate business success

- 1.34. Additional employment land in key locations such as Northallerton should help to meet predicted demand and provide opportunity for business creation, re-location and expansion. The provision of incubator facilities to encourage and support new business is a useful objective for supporting business success.

Making the most of Hambleton's economic strengths

- 1.35. The Spatial Principles and Policy CP4 give strong support to the Service Centres, and will help in achieving urban renaissance of the market towns, backed up by housing distributions. Policy CP12 supports a range of economic activity which is either inherent to the district, aims to make the most of economic strengths of surrounding areas, or pursues higher-skilled new business sectors.

Providing closer links between where people live and where they work

- 1.36. The Spatial Policies aim to guide development to settlements that are best placed to accommodate it, and which will encourage greater self-sufficiency in the District by allowing for employment creation that could reduce out-commuting in Areas of Restraint, and more housing and employment in the Area of Opportunity in the central part of the District. The main concern is whether this will be enough to deliver behavioural and travel change.
- 1.37. The employment policies pursue employment generation based on market towns but also through regeneration of rural areas where the majority of the population live. Rural regeneration policy also encourages public transport improvements to market towns. Scale of employment land provision should be consistent with local needs, as it is based on predicted demand within each Service Centre.

Providing a range of premises suitable to support the economy

- 1.38. The Spatial Principles direct development towards the Service Centres, primarily Northallerton and Thirsk, within the identified Area of Opportunity. Policy CP4 encourages re-use of existing premises in rural locations, which could be attractive to small rural businesses. Policy CP13 encourages provision of space for new employment uses through a variety of means e.g. re-use of vacant sites and floor space.

Encouraging sustainable distribution and communication systems

- 1.39. The Spatial Principles have been formulated to encourage development in the central Area of Opportunity, which should help to support local businesses, rather than those linked to neighbouring metropolitan areas.

Encouraging the provision of support services

- 1.40. Policy CP1 includes a criterion that promotes and encourages, where appropriate, provision of essential services to the public. Policy CP3 aims to support community assets/services. The affordable housing policies (CP8 to 9A) should help to provide key workers in essential services with access to affordable homes.

Improving the skills-base of Hambleton

- 1.41. Policy CP12 supports skills development alongside support for priority business sectors.

Providing support to deprived areas and disadvantaged groups

- 1.42. Policy CP1 aims to promote and encourage reduction in social inequalities and disadvantages in the community. The Spatial Principles also aim to achieve this through guiding development to where it is most needed. Policy CP2 aims to improve access for those without a car. Employment policies focus on the provision of opportunities in market towns with clear support for regeneration in rural areas also.

Improving the health of the population

- 1.43. Policy CP1, which seeks to improve the environmental quality, amongst other things, should provide for healthier environments. Some health benefits should also arise from Policy CP2, which aims to support walking and cycling. Improved community assets (CP3) and affordable housing (CP9 and CP9A) should also help to strengthen community identity and networks, and reduce stress with respect to housing availability/conditions.

Reducing levels of crime

- 1.44. Policy CP1 includes the criterion to promote and encourage, where appropriate, social well-being, amenity and safety of the population. Policy CP20 encourages crime-sensitive design as part of new development and may also have associated benefits in relation to reducing anti-social behaviour.

Providing housing to meet local needs

- 1.45. The Spatial Principles and Policy CP4 aim to direct development to those settlements where housing need has been identified, and where a better balance with jobs, taking into account the strength of the pull of neighbouring urban areas (Teesside, York, Harrogate), which generates much out-commuting from the District. CP4 also provides for exceptions for affordable housing. CP5 to CP9A all support the Spatial Principles in delivering housing, including a high proportion (42%) of affordable housing, where need and the ability to accommodate development has been identified. Policies CP17 and CP20 aim to encourage new development which provides a safe and secure living environment.

Improving education and skills of the population overall

- 1.46. CP3 could help to retain and enhance community assets such as colleges and schools, which could have an indirect positive effect on the level of education and skills of Hambleton's population. Policy CP12 supports skills development alongside encouragement for priority business sectors.

Improving access to a range of services and facilities

- 1.47. The Spatial Principles should help to improve access to a range of services and facilities, since the Settlement Hierarchy (as expressed in Policy CP4) directs development according to their existing and potential service provision. CP2 aims to encourage greater walking, cycling and the use of public transport rather than the car. Policy CP3 should help to support local retailing, and access to community facilities. Policy CP4 aims to improve access to recreation in rural locations.

SIGNIFICANT NEGATIVE EFFECTS

Effects on landscape and townscape quality

- 1.48. No significant effects recorded

Effects on diversity and abundance of flora and fauna and geological interests

- 1.49. Although not likely to be significant, protection of geological interests and nature conservation outside designated areas is less certain and will depend on the locations of additional employment sites. Brownfield land (Policy CP7) may sometimes have developed nature conservation interest, which should be taken into account when considering development proposals.

Effects on settlement character

- 1.50. There is no specific policy requirement for sustainable design features to be incorporated into new employment development, which may result in increased environmental problems such as flood risk in certain locations e.g. Thirsk.

Effects on natural resources

- 1.51. Policy CP18 aims to minimise the environmental consequences of waste production rather than minimise waste production itself.

Effects on climate change

- 1.52. It is unlikely that an overall significant reduction in greenhouse gas emissions will result from the DPD, although this should be investigated further (see for example recommendation for researching travel patterns under SA objective I). The Core Strategy only requires new employment development to incorporate a limited range of sustainable design features. For example, water and energy efficiency is not specifically required, although minimising the use of natural resources is an objective of Policy CP18.

Effects on the economy

- 1.53. No significant negative effects.

Effects on deprived areas and disadvantaged groups

- 1.54. Some more rural communities could lose out from the benefits of development that are focused in particular on the Service Centres.

RECOMMENDATIONS

Maintaining and enhancing landscape and townscape quality

- 1.55. No further recommendations since amendments

Protecting and enhancing the diversity and abundance of flora and fauna and geological interests

- 1.56. Make reference to potential nature conservation interest of brownfield sites within detailed policies of the Development Policies DPD. A key issue to be pursued is how and where additional land for employment outside the existing provision (estimated to be 37ha) will be identified within the Allocations DPD, so as to avoid damage to nature conservation and geological interests. Comprehensive protection and enhancement of flora, fauna and geological interests will also require appropriate criteria-based policies in the Development Policies DPD, taking into account national planning policy (e.g. PPS9).

Ensuring new development is located in the most sustainable locations that are appropriate to settlement character

- 1.57. Policy CP17 could refer to the need for high quality design to incorporate sustainable design features, with further detail to be provided in the Development Policies DPD..

Encouraging prudent use of natural resources

- 1.58. The criterion in Policy CP18 could require waste minimisation rather than minimisation of the environmental effects of waste production. Policy CP17 could state a preference for developments to incorporate waste management facilities as part of sustainable design.
- 1.59. Recommended density levels for housing, which are likely to vary depending upon types of dwelling and proximity to town and settlement centres and public transport services, should be put forward in the Development Policies DPD. Government guidance suggests that higher density developments offer significant sustainability advantages. Similarly, brownfield targets will need to be included in the Development Policies DPD.

Minimising climate change and its effects on the population

- 1.60. Further research should be undertaken to determine the likely effects of the Core Strategy DPD on greenhouse gas emission generation within the District.
- 1.61. The Core Strategy should provide a more specific requirement for new development to incorporate sustainable design features, with more detailed requirements to be included in the Development Policies DPD e.g. sustainable urban drainage systems, energy efficient design.
- 1.62. Provide a more explicit statement of how flood risk issues, taking into account the impacts of climate change, have been taken into account in determining the Spatial Principles and informing Policy CP4.

Encouraging conditions which facilitate business success

- 1.63. No further recommendations

Providing closer links between where people live and where they work

- 1.64. Consider if any further measures need to be introduced to encourage people in Hambleton to take up the opportunities set out in the DPD to live closer to where they work in order to achieve a greater likelihood of the intentions of the Spatial Principles being delivered in practice.

- 1.65. One way of addressing this issue would be to have a better understanding of travel to work patterns in the District and linkages with neighbouring Districts, using 2001 Census data, helping to confirm the role and function of each settlement in the District in terms of live-work relationships. This could then be used to check that the right settlements are in the right categories within the settlement hierarchy. The Core Strategy recognises the need for continued research on this matter, which would help to inform the delivery and monitoring of the Strategy. This is also critical in order to determine the likely effects of the DPD on greenhouse gas emissions associated with transport.

Encouraging sustainable distribution and communication systems

- 1.66. No further recommendations

Improving the skills-base of Hambleton

- 1.67. Consider how the DPD might provide for stronger links with educational establishments with institutions in neighbouring urban areas, for example the provision of community colleges or satellite institutions.

Enabling improved community participation

- 1.68. Consider how the Core Strategy DPD might be able to provide support for community-based housing, employment and provision of services and facilities, together with involvement in bringing forward and influencing development proposals being promoted by third party developers (both public and private sector).

Improving education and skills of the population overall

- 1.69. Skills development is an area that cannot be supported by planning alone, and implementation will require co-ordination of Core Strategy aims with skills and training related initiatives in the District.

Improving access to a range of services and facilities

- 1.70. Consider what measures can be introduced to encourage people into Hambleton to take up the opportunities set out in the DPD to use local services and facilities and alternative modes of transport, in order to achieve a greater likelihood of the intentions of the Spatial Principles being delivered in practice. It would be helpful to gain data on the pattern of non-work related journeys (e.g. shopping, leisure, health, education, etc.) which would help develop an understanding of the actual use of services and facilities that each settlement provides, rather than just their presence. This could then be used to check that the

right settlements are in the right categories within the settlement hierarchy. The Core Strategy suggests that research on this issue will be undertaken.

- 1.71. Travel behaviour is very difficult to change by 'incentives' alone. Policy CP2 could be strengthened, with a greater likelihood of more sustainable modes and journeys being made, if 'disincentives' to using the car were also introduced alongside improvements to alternatives, for example through road charging, the use of car parking charges, and the prioritisation of road space by more sustainable modes.

IMPLEMENTATION, MITIGATION AND MAXIMISING BENEFITS

- 1.72. The Core Strategy DPD provides a comprehensive policy framework based on sound spatial development principles, which support improvements to the quality of life for residents of Hambleton. The majority of policies are likely to result in significant positive effects, particularly in relation to the location and balance of development, affordable housing, providing employment space in areas of need, maximising the efficient use of land and buildings and protecting and enhancing the environment and natural resources.
- 1.73. No significant negative effects have been identified in the submission draft, with policies incorporating mitigation measures to guard against potential conflicts. Some recommendations remain, often requiring the Core Strategy DPD to be strengthened by more detailed policies in the Development Policies DPD.
- 1.74. Key issues relating to implementation, mitigation and maximising benefits may be summarised as the following:
- The Allocations DPD also has a crucial role to play in ensuring that potential positive effects of Core Strategy policies come to fruition.
 - It will be important for Core Strategy Strategic Objective 10 to be backed up by an effective development policy and allocations that are deliverable in areas susceptible to flooding e.g. Thirsk, Northallerton.
 - The reduction of car use will be an important testing area. Requirements in the Core Strategy should help to ensure that new development does not increase car use further. Disincentives to the car are not proposed, in order to strike a balance with the accessibility needs of more isolated rural areas.

- Developments that significantly increase travel demand should not be permitted. Ultimately, the DPD should be aiming to reduce the number and length of trips made by car.
 - Whilst the proposed hierarchy of settlements provides a sound strategy for locating new development, the type and scale of allocations will need to reflect the nature and function of different settlements in order to move towards more sustainable patterns of living. The Core Strategy recognises the need for continued research on this matter, which would help to inform the delivery and monitoring of the Strategy.
 - The DPD aims to deliver 42% of the additional housing as being “affordable” which is to be applauded. This target is underpinned by sound evidence but delivery is likely to be a key challenge.
- 1.75. We have inevitably had to make assumptions in coming to judgements of the effects of the DPD. Our assumption with respect to effects, cumulative or otherwise, is on the basis of the intention of policy i.e. what it is trying to achieve.
- 1.76. The SA process has helped to inform the preparation of the Core Strategy DPD, and many of the recommendations put forward in earlier stages have now been incorporated into the Submission Draft. Policies in the Core Strategy DPD that aim to protect and enhance the environment which, when combined with national and regional policies, should help to mitigate for any adverse impact arising. Success will depend on their application.

MONITORING

- 1.77. The final section of the SA Report sets out the framework for monitoring implementation of the LDF. The key effects to be monitored are the impact of development on landscape and townscape quality, protection of environmental assets such as biodiversity, heritage, and natural resources, the sustainability of development locations, contributions to climate change, and effects on the economy, deprived areas, housing needs, and the accessibility of services. A range of indicators and sources of information are identified. An on-going dialogue with the statutory environmental consultees and other stakeholders is also recommended to agree the significant effects to be monitored and the information to be collected, including who will collect the information and when.

